

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
JULY 11, 2018**

MEETING CALLED TO ORDER BY VICE CHAIR KRUEGER AT 7:00 P.M.

Present: Isaac Contreras
Angela DesMarais
Timothy Felton
Justin Humenik
Jason Pachl
Peter Hellegers, City Planner

Absent: Stephanie Yendell (excused)

- 1) APPROVAL OF AGENDA – approved as presented – DesMarais/Felton (6-0)
- 2) APPROVAL OF MINUTES for June 6, 2018 – Pachl/DesMarais (6-0)
- 3) NEW BUSINESS

None.

4) PUBLIC HEARINGS

A) PC Case #2018-14: Kristi Shewchuck (505 14th Court) – Consider an application for side and rear setback variances to accommodate the construction of a single family home on the vacant lot at 260 19th Avenue South.

Mr. Hellegers reported the applicant is requesting a 4-foot side yard (north) setback variance and 20-foot rear (south) setback variance for the property at 260 19th Avenue South for the purpose of constructing a single family home. There are practical difficulties with the property insofar as much of the ¾ acre parcel contains slopes, is within a wetland and is irregularly shaped, extending further west than the southerly portion. The area outside the wetland setback leaves 6,140 square feet of buildable property which is similar to a 50’ foot wide lot. The required wetland setback of 30 feet pushes the house further north and west of the property leaving only a small portion of the property developable.

The applicant has delineated the wetland as required by the City’s Storm Water Management plan. In addition, a grading plan must be reviewed and approved by the City Engineer prior to issuance of a building permit and all windows and doors must be at least 3 feet above the high water level of the pond.

Staff’s recommendation is to approve the 4-foot side setback variance and a 20-foot rear setback with the conditions noted in the staff report including submittal of an erosion and drainage control plan for review and approval of the City Engineer prior to issuance of a building permit.

Vice Chair Krueger opened the public hearing.

Mr. Hellegers reported a neighborhood resident responded to the public hearing notice inquiring as to the height of the of structure, why the house is located so close to the north property line and whether there was a utility connection which had water from the wetland draining to Seidel's Lake. Mr. Hellegers responded the height is same as any other home in an R-1 district which is 28 feet from grade to the midpoint between the ridge and eave on the roofline. Secondly, the wetland setback reduces the buildable area to the north/northwestern portion of the site. With regard to the drainage concern into Seidel's Lake, staff confirmed with public works there is no connection between the wetland and Seidel's Lake.

Brian Milner, 762 17th Avenue North, was present on behalf of the buyer and stated he is the builder of the home. Mr. Milner mentioned the building inspector is requiring soil samples and stated samples will be taken once the applicant receives approval. To address the high water Mr. Milner stated water delineation was completed and staked at the high water mark. He visited the site today and the water was nowhere near the flags.

R. Moody, 255 19th Avenue S., expressed concern with placement of snow when the property is graded for the new road. Mr. Hellegers stated it would be an issue for Public Works to address. Mr. Milner stated three trees will be removed from the end of 19th Avenue for the driveway making it easier to push the snow to the south end of the street.

Vice Chair Krueger closed the public hearing.

Motion to approve the variances subject to the conditions of approval noted in the staff report – Felton/DesMarais (6-0).

5) OLD BUSINESS

A) Updates – Mr. Hellegers provided the following updates:

- Work on 161 Concord Exchange North continues to progress. Noticeable changes are the staircase on the north end of the property and soon the construction of the rooftop deck.
- The Council approved the CUP extension to October 31, 2018 for the sausage manufacturing facility at 1443 Concord Street South.
- A CUP/variance extension request for the 28-unit apartment building at 5th Avenue South & South Street was moved to a future Council work session.
- Vice Chair Krueger commented on the progress of the Kaposia Club restaurant on Concord Exchange South.

Mr. Hellegers stated the new City Administrator, Joel Hanson is in attendance and the retirement of current City Administrator Steve King will take place at the end of July.

6) ADJOURNMENT

Motion to adjourn the meeting at 7:25 P.M. – Contreras/Humenik (6-0)