

MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
October 5, 2022

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

Present: Angela DesMarais
 Geoff Fournier
 Ruth Krueger
 Matthew Thompson
 Michael Healy, City Planner
 Monika Mann, Associate Planner

Absent: Tim Felton
 Jason Frankot
 James Hart

- 1) APPROVAL OF AGENDA – Motion to approve as presented – Krueger/DesMarais (4-0)
- 2) APPROVAL OF MINUTES – September 7, 2022 – Motion to approve the minutes as presented – Fournier/DesMarais (4-0).
- 3) NEW BUSINESS

 None.
- 4) PUBLIC HEARINGS
 - A. 2222 Wentworth Avenue Setback Variance

Ms. Mann presented the staff report. The Applicants are Jesse and Kari Leahy. They are requesting a variance to construct a home addition that is 6 feet from their side property line where the code requires a 9-foot side yard setback. The Applicants' single-family home was constructed in 1954 with 6-foot side yard setbacks. The Applicants would like to construct a master bedroom addition onto the north side of their house, and they would like to have the addition have the same setback as the existing house. The subject property is approximately 80 feet wide, and under the current City Code, a 9-foot side yard setback is required for properties that are greater than 60 feet in width. The Applicants need a variance to construct their addition with a 6-foot side yard setback. Staff recommends approval of the proposed variance.

Jesse and Kari Leahy were present to speak to their application.

Chair Thompson asked the Applicants if they were aware of the conditions of approval that were listed in the staff report. The Applicants confirmed that they were aware of the conditions.

Chair Thompson opened the public hearing.

No comments had been received prior to the meeting and no one was present to comment on the application.

Chair Thompson closed the public hearing.

Commissioner Kruger spoke in favor of the setback variance.

Motion to recommend approval of the proposed side yard setback variance as presented- DesMarais/Fournier (4-0)

B. Pet Fresh Dog Wash Development Application (1301 Southview Boulevard)

Mr. Healy presented the staff report. Sambatek, on behalf of Linn Investment Properties LLC, has applied for a site plan review, a Conditional Use Permit for an animal grooming operation, and a Conditional Use Permit for an EMC sign on a monument sign. The Applicant intends to redevelop the remnant Kaposia Convenience Center gas station at 1301 Southview Boulevard into a Pet Fresh Dog Wash. The subject property is zoned C-1. Pet grooming in the C-1 district requires a Conditional Use Permit. The Code has some standards for pet grooming operations including that the operation must be within an enclosed building and customers' pets may not be kenneled overnight. The proposed building meets the building and setback requirements. The C-1 district does not have fixed architectural standards, but the exterior of the building looks attractive and has pedestrian-oriented architecture. The proposed development conforms to the lighting and signage ordinance requirements. Staff will work with the applicant to ensure that the proposed landscaping, screening, and trash enclosure meets the code requirements.

The Planning Commission indicated earlier this year that they would like to discuss the hours of operation for this project. Staff has not provided a formal recommendation regarding hours of operation for the business. Historically, electronic signs along Southview Boulevard and Marie Avenue have been required to shut down between 10:00 PM and 7:00 AM. The Holiday Station Store across the street was approved to have their sign lit for 24 hours a day, as long as the sign is dimmed at night. The Applicant is requesting to do the same at the new Pet Fresh Dog Wash facility. If the Planning Commission is comfortable with the proposed hours, Staff recommends approval of the proposed development application, subject to the conditions in the staff report.

Chair Thompson asked if the Planning Commission or the County would have a say in how the Applicant reconstructs the pavement along Southview Boulevard when they close the existing access drives on Southview. Mr. Healy explained that the approval condition is written to require the final design of the streetscape to be reviewed and approved by the Public Works Director/City Engineer and Dakota County. Mr. Healy explained that the recommendation for approval was based on the civil plans that were provided by the applicant. The civil plans show pavement that would match the existing Southview Boulevard streetscape.

Ken Rohlf of Linn Investment Properties LLC came forward to speak on the application. Mr. Rohlf stated that he would like the groomer's hours of operation to be accessible and flexible to meet residents' needs and requested that the groomer be allowed to operate between 6:00 AM and 10:00 PM.

Commissioner Krueger asked Mr. Rohlf if he had any issues with the hours of operation at any of the other Pet Fresh Dog Wash locations. Mr. Rohlf stated that they had not had any issues with the hours of operation at their other locations.

Chair Thompson asked if they saw a lot of traffic at their other locations in the early morning or late night. Mr. Rohlf stated the sites do receive traffic during this time.

Chair Thompson opened the public hearing.

No comments had been received prior to the meeting and no one was present to comment on the application.

Chair Thompson closed the public hearing.

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Mr. Healy explained that the rules for the hours of operation for pet grooming were in the City Code, and so amending the hours of operation for the Applicant's business may require a variance or a code change. Mr. Healy stated that he would check with the City Attorney about what exactly would be required to allow additional hours of operation for the on-site groomer.

Chair Thompson shared that he was open to expanded hours of operation for pet grooming businesses. Chair Thompson asked staff to confirm the hours of operation for a pet grooming business under the current ordinance. Mr. Healy confirmed that the hours of operation under the current ordinance were 8:00 AM to 7:00 PM. Mr. Healy explained that animal kenneling is what is restricted, with the intention being to prevent the business from becoming a dog kenneling operation.

The Planning Commission and the Applicant discussed the current code language for hours of operation for a pet grooming.

Chair Thompson asked the Planning Commissioners for their thoughts about allowing the Pet Fresh Dog Wash sign to be illuminated 24 hours a day. Commissioner DesMarais stated that she felt it made sense for the business's sign to be illuminated during their business hours. Chair Thompson asked staff to clarify if the language that staff drafted would require the Applicant to dim their sign at night and require the sign to be off while the business was closed. Mr. Healy stated that he did not draft the conditions of approval to require the sign to be off at night because it seems unlikely that the city would receive complaints about the sign being on between 1:00 AM and 5:00 AM.

Motion to recommend approval of the site plan review and conditional use permits for a Pet Fresh Dog Wash, subject to the conditions listed in the staff report- Krueger/Fournier (4-0).

5) OTHER BUSINESS

Mr. Healy provided updates on several development applications that had come in. Mr. Healy shared that the Applicant whose Planned Unit Development concept plan was previously reviewed at a joint work session applied to move forward with their application. Staff is currently reviewing the application to see if it is a complete application. Mr. Healy shared that the application may not be ready for review at the next meeting. Mr. Healy shared that the second phase of the Drover will likely be reviewed at the November meeting.

Chair Thompson asked if the application for the concept plan was consistent with what was presented at the work session. Mr. Healy stated that the Applicant had made changes to the application and that their narrative addressed the feedback they received during the concept plan review. Mr. Healy stated that the core concept and design remained the same, but there were several changes to the site plan components.

6) ADJOURNMENT

Motion to adjourn- DesMarais/Fournier (4-0).