

## WEST ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Kavanaugh on Tuesday, February 19, 2019 at 7:14 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

### ROLL CALL

Commissioners Present: Stevens, Franzmeier, McPhillips, Chair Kavanaugh, Leuer, Strohmeier, and Green

**Absent:** None

**Also Present:** Ayes: 7 Nays: 0

**ADOPT MINUTES ON MOTION of Commissioner Franzmeier, seconded by Commissioner Green, RESOLVED to approve the West St. Paul Planning Commission work session meeting minutes of December 18<sup>th</sup>, 2018 as presented.**

### PUBLIC HEARINGS

[Case #19-01 - Conditional use permit to allow an on-sale liquor establishment in a B4 district at 1895 Robert Street.](#)

Mr. Boike presented the case.

Zhong Q. Zheng is requesting a Conditional Use permit to allow on sale liquor establishment in a B4 shopping center district at 1895 Robert Street, which is the Southview shopping center. This Committee recently reviewed the site plan for the remodel of the facade. In terms of the location, there's a vacant space in the shopping center just south of Amazing Spa previously occupied by Hancock Fabrics.

Mr. Boike displayed the street picture and explained where the entrance would be located with respect to the tall tower and Amazing Spa space, on the main drive coming off, of Robert St. The applicant is in the process of opening a new sushi restaurant that they have submitted building permits for and is to open soon. The restaurant itself is a permitted use and they just need the conditional use for on-sale liquor specifically only beer and wine.

Terms of conditional uses 153156 does require the conditional use for on sale liquor establishments. Other details are as follows:

1. Restaurant is 5700-~~5800~~ sq. ft. serving beer and wine.
2. In addition to getting the conditional use approval, they will also need to apply and obtain an annual liquor license which is a conditional approval required with the conditional use permit.
3. **Hours of operation** would be open daily 11am to 11pm,
4. **Employees** : About 10 full time and 5 part time
5. **Parking**- In terms of parking, zoning code requires them to have 46 stalls (1 stall per 125sq. ft.). The center itself includes 504 stalls which includes 425 standard stalls and 25

accessible stalls along with 69 approved for parking. With the 46 required stalls, they have a total of 408 are required and with the current 504 stalls, parking is in compliance.

Staff is recommending conditional use approval based on the three conditions below:

1. Applicant applying for applicable building and sign permits,
2. Applicant applying and maintaining a valid annual liquor license, and
3. The delivery hours should be maintained between 7am to 10pm.

There were no further questions to the applicant nor did he have any further comments on his application.

**ON MOTION by Commissioner McPhillips, seconded by Commissioner Stevens, Case #19-01 - Conditional use permit to allow on-sale liquor establishment in a B4 district at 1895 Robert Street. Motion approved 7-0 with the condition to ensure the delivery hours as recommended by the staff.**

[PC Case #19-02 - Conditional Use Permit to allow a Medical Clinic at 963 Robert St. - Children's Health Care](#)

Staff Melissa presented the case.

The Children's Healthcare are requesting a conditional use permit to operate a medical office/clinic in the B5 Gateway Northern mixed use business district on Robert Street.

Location of the site: is north of Robert street and south of Haskell & Livingston. Surrounding users are single family / small multi-family and some businesses.

### **Background & additional information:**

The Children's Healthcare formerly PACE Pediatrics has been in operations in West St Paul since 1979.

The proposal is to relocate from their current location south of Thompson Ave and west of Livingston Ave to 963 Robert Street.

The clinic will continue to provide primary care to pediatric and young adult patients, aged 0-23 years.

### **Hours of operations**

Monday to Thursday: 8am – 7pm (might go up to 8am-8pm)

Friday: 8am – 5pm

Saturday: 9am – 1pm

Sunday: Closed

**Employee count:** The clinic currently employs a total of 10 staff, including 3 providers, 5 support staff, 1 interpreter and 1 social worker. In future, they would employ 2 additional providers and 2 additional support staff taking the staff count to 14.

**Parking:** Although there are no specific parking requirements for medical clinics, staff considers the clinic as a professional/business entity and so the clinic being 8520 sq ft would require 34 stalls. There are currently 68 stalls so the parking would be in compliance.

Staff recommends approval based:

- On the applicant applying for and obtaining all applicable building and sign permits with the city of West St Paul

**Questions:**

**Commissioner McPhillips** wanted to know if the applicant was proposing to utilize the entire building. Staff Melissa wasn't sure and would request that information from the applicant. Later, the applicant did share that the clinic plan did not include the entire building.

The other concerns, which were addressed to Mr. Boike earlier, were:

- Lighted signage facing the residential area may have restrictions.
- Concern of the current clinic becoming a 24/7 kind of set up and how it would affect the neighbors. So the CUP could be approved with time restrictions.
- Enough parking space if the area were to further develop. It was determined that the parking would still be compliant.

The applicant was called forward. Mr. Jim Leste, VP – Support & Operations of Children's Minnesota and his colleagues Dr. Gigi Chawla, Chief of general pediatrics and Ms. Monica Schiller, VP of Ambulatory Services.

They were excited to move to a more modern location, which would be more visible and accessible location and serve more communities in West St Paul.

They were willing to work with the lighted signage restrictions and that they needed some kind of light at the back of the building mainly for the safety of the staff as they use that parking lot and reiterated that are occupying the building only partially and have an option to completely occupy the building in future depending on how their program grows.

They also stated that none of their clinics were 24/7 and they had no plans to develop a 24/7 clinic.

Staff recommended conditional use permit approval based

- The lighting on the signage on the west side facing the neighborhood would be lit between 7 am to 10 pm.

**ON MOTION by Commissioner Leuer, seconded by Commissioner Green, PC Case #19-02 - Conditional Use Permit to allow a Medical Clinic at 963 Robert St. - Children's Health Care. Motion approved 7-0 with added condition of lighted signage on the west side facing the neighborhood would be restricted between 7 am to 10 pm.**

**New Business:**

**Election of Chair/Vice-Chair**

Ballots were collected.

Commissioner McPhillips complimented current chair Kavanaugh on doing a great job. He made a special note of his good character, conviction, and consistence.

Mr. Boike suggested that if anybody was interested in being Chair to come forward and express their interest.

Chair Kavanaugh stated his interest in serving the chair again and that his commitment is shown by the fact that he has never missed a meeting/work session.

Commissioner Green showed an interest in being the Chair/Vice Chair and Commissioner Leuer although open to being the Vice Chair, mentioned that he would definitely support Commissioner Green.

Mr. Boike collected the votes and the ballot was announced. Mr. Kavanaugh will continue as Chair and Ms. Samantha Green was elected Vice Chair.

**Old Business – None**

**Other** - Mr. Boike updated that the Food Smith from Smith Ave came through Planning Commission Committee of Adjustments last summer submitted building permits recently and that they are moving ahead with the restaurant once they get their building permit at 973 Smith Ave.

Hy-Vee still working on negotiating with MNDOT in terms of access on Robert. Their agreement with the YMCA is still in progress and YMCA will continue operating until Hy-Vee would takeover.

Darts – City has approved their building permits.

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**ADJOURNMENT:**

**ON MOTION by Commissioner McPhillips, seconded by Commissioner Franzmeier, Commissioners RESOLVED to ADJOURN the February 19, 2019 regular meeting of the Planning Commission at 7:44 PM. Motion approved 7-0.**

Prajacta (Alex) Eveland  
Recording Specialist