

## WEST ST. PAUL PLANNING COMMISSION

**The regular meeting of the West St. Paul Planning Commission was called to order by Interim Chair Kavanaugh on Tuesday, January 18, 2022 at 6:31 pm in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.**

ROLL CALL: Tori Elsmore (virtual), Maria Franzmeier, Liz Gillen, Tim Haubrich, Morgan Kavanaugh, Dan McPhillips, Lisa Stevens.

Also Present: Ben Boike, Community Development Director; Melissa Houtsma, City Planner; John Justen, City Council Liaison.

**ADOPT MINUTES** - The minutes from the November 16, 2021 regular Planning Commission meeting were approved as written.

### **PUBLIC HEARINGS -**

#### **PC Case 22-01 – Ordinance Amendment to Code Sections 153.004, 153.171, 153.188, and 153.251 Regarding Storage Facilities – City Of West St. Paul**

The public hearing was opened at 6:42pm.

Russell Zellmer of Langer Construction came forward to speak. He remarked that Langer was not aware of the ordinance amendment until a couple days ago. Their intention always was to develop the Oakdale property into a self-storage building. The pandemic in 2020 shut down their plans. West St. Paul is short on storage. He is building similar storage facilities in convenient areas, not tucked back in industrial parks. His facilities are convenient, visible, and in retail-like areas.

With no other comments or questions from the public, the public hearing was closed at 6:50 pm.

**A motion was made by Stevens to recommend approval of the ordinance and to add self-storage as a conditional use in the I1 – Light Industrial district with a distance requirement to limit the allowable number in the district to just one.** Kavanaugh summarized the motion to say the Commission recommends approval of the change to the City's storage facility code with the change being that storage facilities would continue to be allowed within the I1 zoning district with a distance limitation being placed in the code language. **Haubrich seconded the motion.**

**Votes: 7 ayes, 0 nays. The motion carried.**

#### **PC Case 22-02 – Ordinance Amendment to Code Sections 153.028, 153.031, and 153.032 Regarding Public Hearings for Conditional Use Permit and Site Plan Approvals - City Of West St. Paul**

The public hearing was opened at 7:24 pm. With no comments or questions from the public, the public hearing was closed at 7:25 pm.

**A motion was made by McPhillips to recommend approval of the ordinance amendment as written.** Franzmeier seconded the motion.

**Votes: 7 ayes, 0 nays. The motion carried.**

**PC Case 22-03 – Ordinance Amendment to Code Sections 153.004 and 153.380 Regarding Free Standing Solar Energy Systems – City Of West St. Paul**

The public hearing was opened at 7:23 pm. With no comments or questions from the public, the public hearing was closed at 7:24 pm.

**A motion was made by Haubrich to recommend approval of the ordinance amendment as presented by City Staff. Franzmeier seconded the motion.**

**Votes: 7 ayes, 0 nays. The motion carried.**

**OLD BUSINESS - NA**

**OTHER BUSINESS -**

**Doddway** - Boike mentioned that Doddway is continuing to work on their TIF (Tax Increment Financing) analysis in terms of redevelopment of the site.

**City Hall Reconstruction** - Boike said that favorable bids for the reconstruction of the administration side of City Hall would be presented to City Council on Monday night.

**NEW BUSINESS -**

By ballot, Kavanaugh and Franzmeier were elected as Chair and Vice-Chair of the Commission.

**ADJORN**

**A motion was made to adjourn the regular Planning Commission meeting at 7:46 pm.**

**All ayes. The motion carried.**

**Respectfully submitted,**

**Sharon G. Hatfield**