

**MEETING MINUTES
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 21, 2023 at 6:30 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

Roll Call: Commissioners: Chair Morgan Kavanaugh, Alex Dalquist, Tori Elsmore, Liz Gillen, Tim Haubrich, Lance LaRue, Dan McPhillips, Lisa Stevens
Absent: Maria Franzmeier

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

Adopt Minutes: The minutes from the November 15, 2022 regular Planning Commission meeting were approved as written.

Public Hearings:

PC Case 23-01 - An Ordinance Amendment Repealing Sections 153.470 - 153.780 and Enacting Chapter 154 of the City Code regarding Stormwater

City Planner Houtsma introduced Engineering Technician III, Cody Joos to the Commission. He talked about the proposed ordinance amendment.

The public hearing was opened at 6:53 pm.

With no comments or questions from the public, the public hearing was closed at 6:54 pm.

A motion was made by LaRue to approve the ordinance amendment.

The motion was seconded by McPhillips.

Votes: 8 Ayes, 0 Nays.

The motion carried.

PC Case 23-02 - An Ordinance Amendment to Section 153.156 of the Zoning Code regarding Specialty Intoxicating THC Retailers

Houtsma presented and summarized the ordinance amendment to the Commission.

The public hearing was opened at 7:12 pm.

The following people came forward to speak:

- Lisa McCormick – 2355 Fairview Avenue #275, St. Paul, MN 55113

With no further comments or questions, the public hearing was closed at 7:19 pm.

A motion was made by Elsmore to recommend approval of the ordinance amendment with the additional recommendation for further clarification and definition of “schools”.

Stevens seconded the motion.

LaRue suggested amendments/conditions to the motion:

- To move [the definition of “schools”] to the zoning ordinance rather than the licensing [ordinance.]
- To reduce from 1,000 feet to 500 feet until [the City knows more information regarding State regulations.]

Elsmore accepted the first as a friendly amendment. She requested the second amendment be a separate motion.

Votes: Ayes: 7 Nays: 1. (*Dalquist as the nay vote*)

The motion carried.

A motion was made by LaRue to reduce the distance from 1,000 feet to 500 feet.

The motion died for lack of a second.

PC Case 23-03 - An Ordinance Rezoning Multiple Properties to R3- Town Home Residential

PC Case 23-04 - An Amendment to the Land Use Map for the 2040 Comprehensive Plan Regarding Multiple Properties to Medium Density Residential

Houtsma gave a presentation and summarized the two amendments together at the same time as the items were closely related.

The public hearing for PC Case 23-03 was opened at 7:39 pm. With no comments or questions from the public, the public hearing was closed at 7:39 pm.

The public hearing for PC Case 23-04 was opened at 7:40 pm. With no comments or questions from the public, the public hearing was closed at 7:40 pm.

A motion was made by Dalquist to recommend approval of both amendments as written by city staff.

Haubrich seconded the motion.

Votes: 8 Ayes, 0 Nays. The motion carried.

New Business:

Commissioner Recognitions

Houtsma announced that two Commissioners had chosen to not seek re-appointment for another term and therefore step down from their positions: Elsmore and Kavanaugh.

Kavanaugh and Elsmore were thanked and recognized by both city staff and their fellow commissioners for their time and dedication.

Old Business: None

Other: None

Adjourn:

A motion was made to adjourn the meeting at 7:50 p.m.

All ayes. The motion carried.

Respectfully submitted,

Sharon G. Hatfield
Recording Secretary