



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, November 3, 2021 – 6:30 p.m.**

1. Call to Order

Chair Kimble called to order the regular meeting of the Planning Commission meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Chair Kimble, City Planner Thomas Paschke called the Roll.

Members Present: Chair Kimble; Vice Chair Michell Pribyl, and Commissioners Michelle Kruzel, Tammy McGehee, Karen Schaffhausen, Erik Bjorum and Emily Leutgeb.

Members Absent: None

Staff Present: City Planner Thomas Paschke, Community Development Director Janice Gundlach

3. Approve Agenda

MOTION

Member Pribyl moved, seconded by Member Schaffhausen, to approve the agenda as presented.

Ayes: 7

Nays: 0

Motion carried.

4. Review of Minutes

a. September 1, 2021 Planning Commission Regular Meeting

Chair Kimble noted Commissioner McGehee sent in some changes before the meeting.

MOTION

Member McGehee moved, seconded by Member Pribyl, to approve the September 1, 2021 meeting minutes.

Ayes: 7

Nays: 0

Motion carried.

5. Communications and Recognitions:

- a. From the Public:** *Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update.*

None.

- b. From the Commission or Staff:** *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

None.

6. Public Hearing

- a. Consider a Request by Jerry’s Enterprises and Holiday Stores for a Conditional Use to Allow a Drive-Through Car Wash at 1201 Larpenteur Avenue (PF21-015)**
Chair Kimble opened the public hearing for PF21-015 at approximately 6:45 p.m. and reported on the purpose and process of a public hearing.

City Planner Paschke summarized the request as detailed in the staff report dated November 3, 2021.

Member Pribyl asked if the farmers market shelter will be relocated.

Mr. Paschke explained it is being raised as a part of the redevelopment and will not come back to the site.

Member Pribyl explained she appreciated the landscaping that is being done around the building itself. It seems like at Fernwood and Larpenteur there is not much landscaping done. She thought it would be nice if there were trees along Fernwood because there will be pedestrians walking to the intersection.

Mr. Paschke indicated staff can look into that but the issue is there are a number of utilities that lie at that intersection and they have to be cautious about the type of landscaping that will go along there.

Member McGehee wondered why the City needed another gas station and as a part of the Conditional Use, she thought staff could find out if there are going to be any electric charging stations there because there are a number of electric vehicles in the community.

Mr. Paschke indicated these are good questions to ask. He was not privy to why the City needed another gas station but it is a permitted use as a part of the Zoning Code. As it relates to providing electrical charging and those sorts of things, he was not sure it was something that the City can require as a part of the Conditional Use. The Conditional Use is specific to the car wash itself because that is the drive through and

not the larger, broader site development. He indicated he can discuss with the developer the potential for that as well as even Cub Foods and perhaps that ownership installing electric charging at some point in the future.

Member Kruzal indicated the crossing by there is pretty busy to begin with and she knew a lot of people walk along there which is her biggest concern.

The applicant was at the meeting and indicated he did not want to comment at this time. He noted there has not been any discussion preliminarily about the electric charging stations but he could bring it up with the design team.

Public Comment

Mr. Rick King, 1153 California Avenue W., St. Paul

Mr. King explained his garage and backyard looks out towards Cub Foods and the shopping center. He indicated he had two concerns, he wondered if studies have been done about whether there are any changes in the amount of crime surrounding convenience stores and gas stations. He was not sure if that is a part of the preliminary study but that is one of the items his family was concerned about. The other concern is crosswalk traffic. He noted he rarely drives to place around his home, he usually walks so there is a concern with increased traffic at the intersection.

Mr. Paschke indicated he was not aware of any increase in crime with convenience stores or gas stations and no studies are warranted for this type of project.

Commission Deliberation

Member Pribyl explained it looked like the pedestrian crosswalk was jogging and she wondered if there was a reason why the crossing from the building to where the overhead is at the gas pumps cannot have a curb.

Mr. Paschke indicated he could have the applicant look at that.

Member Schaffhausen asked regarding the concern about increased crime, she wondered who the resident could talk to about that.

Mr. Paschke explained the resident could call the Police Department to see if there is any data available.

Ms. Gundlach believed the crime maps are online and staff can take the residents information and get them access to some of the crime data.

Member McGehee indicated that most of the flashing lights at a pedestrian crossing are powered by a small solar panel, she wondered if there would be any possibility in some of these places that are interior where pedestrians cross if some of the flashing lights could be added.

Mr. Paschke explained typically those are used on major thoroughfares as a means to get people to yield to pedestrians. It is slightly different in a parking lot where there might be traffic but not to that same magnitude that would warrant those types of lights. That is not something he has seen in parking lots before. He thought it was a matter of working with what they have currently and if there are issues, they will need to be addressed later on, keeping in mind that it is a Conditional Use so the City can come back and review it if there are issues.

MOTION

Member Schaffhausen moved, seconded by Member Bjorum, to recommend to the City Council approval of a Conditional Use for 1201 Larpenteur Avenue, allowing a drive-through on the subject property based on the comments, findings, and two conditions stated in this report. (PF21-015).

Ayes: 7

Nays: 0

Motion carried.

- b. Consider a Request by Crown Castle and LAMN, LLC for a Conditional Use to Allow a Modification of Telecommunication Devices on a Pre-Existing Non-Conforming Lattice Tower at 2420 County Road C (PF21-016)**

Chair Kimble opened the public hearing for PF21-016 at approximately 7:03 p.m. and reported on the purpose and process of a public hearing.

City Planner Paschke summarized the request as detailed in the staff report dated November 3, 2021.

The applicant was at the meeting virtually but did not wish to address the Commission.

Public Comment

No one came forward to speak for or against this request.

Commission Deliberation

None.

MOTION

Member Pribyl moved, seconded by Member Schaffhausen, to recommend to the City Council approval of a Conditional Use for 2420 County Road C, permitting installation of additional telecommunication antenna to an existing tower on the subject property based on the comments, findings, and three conditions stated in the report (PF21-016).

Ayes: 7

Nays: 0

Motion carried.

7. Other Business

a. Consider 2022 Variance Board and Planning Commission Meeting Calendar

Community Development Director Gundlach explained the City Council adopts a meeting calendar every year. She reviewed the 2022 Variance Board and/or Planning Commission meeting dates that were presented in the November 3, 2021 staff report.

8. Adjourn

MOTION

Member Pribyl, seconded by Member Schaffhausen, to adjourn the meeting at 7:11 p.m.

Ayes: 7

Nays: 0

Motion carried.