



**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Minutes – Wednesday, February 2, 2022 – 6:30 p.m.**

*Pursuant to Minn. Stat. 13.D.021, Planning Commission members, City Staff, and members of the public participated in this meeting electronically due to the COVID-19 pandemic.*

**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 Julie 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, Senior Planner Bryan Lloyd, 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. January 5, 2022 Planning Commission Regular Meeting**

**MOTION**

**Member Schaffhausen moved, seconded by Member McGehee, to approve the January 5, 2022 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.*

Mr. Paschke indicated the Take 5 Car Wash Drive-Through which was noticed in a public hearing was pulled from the docket due to additional information needed. This will be before the Planning Commission at the March meeting.

**6. Public Hearing**

- a. Consideration of a Request by Launch Properties for Preliminary Approval of a Major Plat to Subdivide 8.01 Acres to be Known as Twin Lakes 4<sup>th</sup> Addition Into Five Commercial Lots for Future Developments (PF21-020)**

Chair Kimble opened the public hearing for PF21-020 at approximately 6:40 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 February 2, 2022.

Member Schaffhausen asked when this plan was originally looked at was there a path going from this location so people could walk easily to the park on the other side or to the restaurants and retail area just beyond it.

Mr. Paschke did not believe the Planning Commission reviewed the minor plat but as a part of the development project, City staff did look at and has been working with the applicant on pedestrian access so there currently are sidewalks along County Road C as well as converting a ditch to be a culvert with a trail across it that connects up to or by Oasis Park and will actually connect into Oasis Park and then on either side of the road going into the residential development there are currently sidewalks to get there. There might also be a pathway that goes from the existing trail where the ditch system was over into the site as well.

Member McGehee asked if it were possible to work with the developer to design an access path on the east side of the car-wash site for residents of the many apartment buildings to east the adjacent strip mall which contains many services such as restaurant, grocery, and office supply businesses which would be needed. She stated that while there had been some potential discussion of a road through the middle of the current shopping mall for access, the implementation of that concept seemed quite remote. She felt that a longer, ramp style path from the roadway between the apartments and the car-wash entering the side of the mall near County Road C and

accessing the existing sidewalk along the side of Byerlys between the pickup area and the small remote parking and then linking with the sidewalk that spans the entire front of the mall would be easily constructed now and would not prevent the additional access from being supplied later. Member McGehee stated that she felt such access would be shorter, safer, and more convenient for the many residents of the apartments.

Mr. Paschke believed staff could discuss this with the developer. He was not sure if that was a plat item but staff could work with them on that. Mr. Paschke also recognized the limitations the City has in regards to compelling an adjacent property owner to make a pedestrian connection on their property.

Member Leutgeb asked if staff could talk about the irregular lot shapes that are proposed in this plat, particularly lot 2 which is “L” shaped and narrow and she wondered what the future development could become.

Mr. Paschke explained as it relates to lot design, commercial properties are not treated like residential with perpendicular lines because their situations are much different. In this case, for the most part there is shared parking throughout and shared access throughout. He showed a different layout of the plans and explained the layout to the Commission.

Mr. Dan Regan, Roseville Investment Partners, addressed the Commission.

Member McGehee thanked Mr. Regan for his work on this and appreciated their efforts on getting some good things for the community.

### **Public Comment**

#### **Ms. Kathy Peterson, 1751 Rose Place**

Ms. Peterson explained she lives behind this project and wondered how traffic will be minimized because traffic in the area already affects their neighborhood. She asked if there will be any plan for increased police presence because she anticipated more accidents with the increased traffic.

Mr. Paschke explained there was an EAW done for this project and through that process it put together mitigations to address those impacts. From a City standpoint they were pretty concerned about the added traffic from this site as was Ramsey County, however the study came back and did not indicate that there were any major outstanding issues where there would need to be major improvements to the roadway. The signal light going in on Hershel is actually an improvement and will assist in helping the traffic flow better and slow traffic down as well as to allow for proper movement of vehicles turning left onto or off of County Road C.

Chair Kimble closed the public hearing at 7:14 p.m.

### **MOTION**

**Member Pribyl moved, seconded by Member Kruzel, to recommend to the City Council approval of the proposed Twin Lakes 4<sup>th</sup> Addition Preliminary Plat, based on the content of the RPCA, public input, and Planning Commission deliberation with the two conditions listed in the report (PF22-020).**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

- b. Consider a Request by Nelson Architecture and Interiors, on Behalf of Bank Of America, for a Conditional Use to Allow a Drive-Through at 1755 County Road C (PF21-020)**

Chair Kimble opened the public hearing for PF21-020 at approximately 7:16 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 February 2, 2022.

The applicant was at the meeting but did not want to add anything to the presentation.

#### **Public Comment**

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

Chair Kimble closed the public hearing at 7:28 p.m.

#### **MOTION**

**Member Schaffhausen moved, seconded by Member McGehee, to recommend to the City Council approval of a Conditional Use for 1755 County Road C, allowing a drive-through facility based on the comments, findings, and condition listed in the report (PF22-020).**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

- c. Consider a Request by BFI Real Estate Holdings, LLC, on Behalf of Border Foods (Taco Bell), for a Conditional Use to Allow a Drive-Through at 1743 County Road C (PF21-020)**

Chair Kimble opened the public hearing for PF21-020 at approximately 7:32 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 February 2, 2022.

Member McGehee explained she liked the way that the private road goes into the development but the backside of the taco bell, where the windows are, is pretty stark. She wondered if that will be landscaped along there to soften it up.

Mr. Paschke explained the design of the building is not necessarily a component of the drive-through conditional use. Staff has completed a review of various aspects of the building and has sought some modifications of the design. That would be one of them to try to dress up that side of the building. Landscaping will be installed to augment and reduce the drive-through impact.

Mr. Zack Ellington, BFI Real Estate Holdings, addressed the Commission.

### **Public Comment**

It was noted Mr. Kevin Neighbor, Fridley, Minnesota, submitted an online comment expressing design comments.

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

Chair Kimble closed the public hearing at 7:46 p.m.

### **MOTION**

**Member Kruzel moved, seconded by Member Bjorum, to recommend to the City Council approval of a Conditional Use for 1743 County Road C allowing a drive-through on the subject property based on the comments, findings, and two conditions listed in this report (PF22-020).**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**d. Request for Approval of an Interim Use Renewal Pursuant to §1009.03 of the City Code to Permit Park-And-Ride Facilities at Nine Locations During the 12-Day Minnesota State Fair (PF21-019)**

Chair Kimble opened the public hearing for PF21-019 at approximately 7:18 p.m. and reported on the purpose and process of a public hearing.

Senior Planner Bryan Lloyd summarized the request as detailed in the staff report dated February 2, 2022.

Member Leutgeb indicated there was one comment from the apartments at Pascal about the site at Roseville Covenant, mentioning noise and increased traffic down Pascal of the bus coming out and suggesting a turn-around in that parking lot. She wondered if that has been studied and considered as a condition for that site.

Mr. Lloyd indicated there has not been additional discussion about that this year. He reviewed the path of the buses going through Pascal Street and thought in general the

circulation of buses does try to use the simplest, navigational route. He noted it is a complicated site there in the Centennial property and the shape of the buildings that are there as well as the shape of the buildings in the shopping center to the South and the Covenant site itself is fairly limited in the parking area as well. He thought it would be difficult for the buses to turn around there and not go down Pascal because of the limitations.

Member Pribyl indicated in the recommendation actions, Item C requires trash containers at every site and she did not recall from the last time she used a park-and-ride if there was also recycling provided. She thought it would be nice to have those as well.

Mr. Lloyd indicated he thought that was a great idea and was in support of that. He thought this particular condition is focused on trash because that is a potential nuisance. He would not be surprised if there is also recycling but staff can ask the State Fair if recycle containers could be included as well at each site.

Member Kruzel asked if there were any statistics on crime at any of the park-and-ride locations, especially in the evening at the drop off at the end. With that she noticed some of these drop off's do not have adequate lighting, especially the one at St. Rose. She indicated she was worried about the safety in the evening.

Mr. Lloyd explained he did not know of any statistics. The proposals are reviewed by the development review committee which includes people with the Police Department. Between that and the condition that each site have staff monitoring it through midnight, seems to have done fairly well. There are measures that have been put in place to discourage crime.

Member McGehee thought the City over the years has made significant improvements but she knew in 2021 there was difficulty in getting the buses to be able to run very often on these sites. She wondered if there would be more regular and more complete coverage of bus service to these sites this year.

Mr. Lloyd indicated he did not know the answer to that question and something the applicant might be able to answer.

Mr. Mike Hagan, Minnesota State Fair, addressed the Commission and answered questions previously asked questions regarding Pascal Street, recycling containers and crime.

Member Kruzel thought there needed to be some type of lighting in the front parking area at St. Rose. She also asked if there has ever been any consideration about in the fair, along Midway Parkway when people are waiting to catch some of the buses to have some sort of crowd control.

Mr. Hagan explained once people exit the fairground, the St. Paul Police Department covers the area and are in control of the intersection at Midway Parkway and Snelling

Avenue and they would also be the ones to be around the extended distance on Midway Parkway. They have in past years tried to stack up buses along there so people are not waiting so long to transportation.

Chair Kimble complimented both the State Fair and staff for what they have done over the years to improve this experience for everybody.

### **Public Comment**

It was noted there were several comments through online and telephone in support of the park-and-ride locations.

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

Chair Kimble closed the public hearing at 8:14 p.m.

### **MOTION**

**Member Bjorum moved, seconded by Member McGehee, to recommend to the City Council approval of the renewed approval of the nine specified Minnesota State Fair Park-and-ride lots as an interim use, based on the content of the RPCA, public input, and Planning Commission deliberations with the 12 conditions listed in the report (PF22-020).**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

## **7. Adjourn**

### **MOTION**

**Member Pribyl, seconded by Member Leutgeb, to adjourn the meeting at 8:14 p.m.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**