



## Planning Commission Agenda

Wednesday, March 6, 2024

6:30 PM

City Council Chambers

*(Any times listed are approximate – please note that items may be earlier or later than listed on the agenda)*

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Review of Minutes**
  - a. Review January 3, 2024 Minutes
5. **Communications and Recognitions**
6. **Public Hearing**
  - a. Request by Troy Miller of Troy's Automotive LLC in support of motor vehicle repair, auto body shop, and motor fuel sales as a CONDITIONAL USE at 2171 Hamline Ave
7. **Business**
8. **Adjourn**

  
**REQUEST FOR COMMISSION ACTION**

Date: **3/6/2024**  
Item No.: **4.a.**

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Department Approval

Agenda Section  
Review of Minutes

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**Item Description:** Review January 3, 2024 Minutes

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- 1
  - 2 **Application Information**
  - 3 N/A
  - 4
  - 5 **Background**
  - 6 N/A
  - 7
  - 8 **Staff Recommendation**
  - 9 N/A
  - 10
  - 11 **Requested Planning Commission Action**
  - 12 Review the January 3, 2024 minutes and make a motion to approve subject to
  - 13 requested corrections.
  - 14
  - 15 **Alternative Actions**
  - 16 N/A
  - 17
  - 18
- Prepared by:**
- Attachments:**    1.    January 3, 2024 Minutes



**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, January 3, 2024 – 6:30 p.m.**

- 1 **1. Call to Order**  
2 Chair Pribyl called to order the regular meeting of the Planning Commission meeting at  
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.  
4
- 5 **2. Roll Call**  
6 At the request of Chair Pribyl, City Planner Thomas Paschke called the Roll.  
7
- 8 **Members Present:** Chair Michelle Pribyl, and Commissioners Michelle Kruzal,  
9 Tammy McGehee, Pamela Aspnes, Matthew Bauer and Erik  
10 Bjorum.  
11
- 12 **Members Absent:** Vice Chair Karen Schaffhausen  
13
- 14 **Staff Present:** City Planner Thomas Paschke, and Community Development  
15 Director Janice Gundlach  
16
- 17 **3. Approve Agenda**  
18
- 19 **MOTION**  
20 **Member Kruzal moved, seconded by Member McGehee, to approve the agenda as**  
21 **presented.**  
22
- 23 **Ayes: 6**  
24 **Nays: 0**  
25 **Motion carried.**  
26
- 27 **4. Review of Minutes**  
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- 29 **a. October 4, 2023 Planning Commission Regular Meeting**  
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- 31 Chair Pribyl noted Member McGehee sent some corrections via email.  
32
- 33 **MOTION**  
34 **Member McGehee moved, seconded by Member Bauer, to approve the October**  
35 **4, 2023 meeting minutes.**  
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- 37 **Ayes: 6**  
38 **Nays: 0**  
39 **Motion carried.**  
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- 41 **5. Communications and Recognitions:**

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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. **Troys Automotive LLC requests a Zoning Code text amendment to Table 1005-1, Table of Allowed Uses, to support “motor vehicle repair, auto body shop” as a Conditional Use in the Neighborhood Mixed-Use District**

Chair Pribyl opened the public hearing at approximately 6:35 p.m. and reported on the purpose and process of the public hearing. She advised this item will be before the City Council on January 29, 2024.

City Planner Paschke summarized the request as detailed in the staff report dated January 3, 2024.

Member Bauer asked if Mr. Paschke could expand on why staff feels that the MU3 would not be the appropriate choice in this case.

Mr. Paschke explained that MU3 allows for many more uses, not that those uses could ever develop or redevelop this site given the different rules and regulations, but it opens up more opportunities for uses that might not be appropriate for this area or for these small neighborhood nodes. Keeping this neighborhood business and going through the conditional use process allows staff and the Planning Commission to review and analyze potential impacts and seek remedies, which seems far better than opening it up to being a permitted use and having other uses allowed. Mr. Paschke also suggested rezoning the parcel could be deemed a “spot zone” as the higher intensity mixed-use district does not fit well with the other adjacent zoning districts and this zoning pattern would be inconsistent with other areas of the City

Ms. Gundlach indicated this particular site is surrounded by low density residential property and the MU1 Zoning is really set aside for properties that are in closer proximity to some of that more low-density residential property.

Member McGehee asked if staff has any more site plan information for how it would be laid out on the site.

Mr. Paschke indicated he has a site plan that he had worked with initially. He explained how the site plan was arranged.

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90 Member McGehee asked why the applicant has had to come forward to the Planning  
91 Commission to change the building.

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93 Mr. Paschke indicated the building is not permitted and the building cannot be  
94 expanded under the standards for non-conforming use, thus the reason for the  
95 proposed text amendment.

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97 Member McGehee did not think the applicant was going to expand the business  
98 massively.

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100 Mr. Paschke agreed and noted if this is approved the applicant will need to get a  
101 conditional use and then he believed there is at least one variance that will be required  
102 because of where the existing building lies and tying into that. There are still some  
103 more steps to this.

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105 Member Aspnes indicated she was thinking about unintended consequences, if the  
106 City added car repair to MU1, where else could the City see that become a potential  
107 issue for Roseville. She wondered if there are other places where this could occur and  
108 did staff look into this.

109  
110 Mr. Paschke explained realistically any site currently zoned MU1 could be motor  
111 vehicle repair or auto body shop. However, if a given property is a change in use the  
112 Zoning Code and all of the design standards would apply, just like if a site were to  
113 redevelop. The bar becomes much higher than a pre-existing use.

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115 Ms. Gundlach expanded on the consequence of redevelopment within the MU1  
116 district.

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118 Chair Pribyl invited the applicant to speak to the Commission.

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120 Mr. Troy Miller, 2171 Hamline Avenue, addressed the Commission on the reason he  
121 is wanting to expand his business.

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123 **Public Comment**

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125 Mr. Kerrik Wessel, explained he knows Mr. Miller and supports this business and the  
126 proposed changes.

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128 No one else wished to address the Commission. Chair Pribyl closed the public  
129 hearing at 6:53 p.m.

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131 **Commission Deliberation**

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133 None.

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135 **MOTION**

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**Member McGehee moved, seconded by Member Bjorum, to recommend to the City Council approval of a zoning text amendment to Table 1005-1 (Mixed Use District Table of Uses) to change “motor vehicle repair, auto body shop” from NP, Not Permitted to C, Conditional Use for the MU-1 district.**

**Ayes: 6  
Nays: 0  
Motion carried.**

**7. Other Business**

None.

**8. Adjourn**

**MOTION  
Member Aspnes, seconded by Member Bjorum, to adjourn the meeting at 6:55 p.m.**

**Ayes: 6  
Nays: 0  
Motion carried.**



# REQUEST FOR COMMISSION ACTION

Date: **3/6/2024**

Item No.: **6.a.**

Department Approval

Agenda Section

*Janice Gundlach*

Public Hearing

**Item Description:** Request by Troy Miller of Troy’s Automotive LLC in support of motor vehicle repair, auto body shop, and motor fuel sales as a CONDITIONAL USE at 2171 Hamline Ave

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## Application Information

Applicant: Troy Miller  
Location: 2171 Hamline Avenue  
Application Submission: February 5, 2024  
City Action Deadline: April 10, 2024  
Zoning: Neighborhood Mixed-Use (MU-1) District

## Background

On January 29, 2024, the City Council approved a Zoning Code text change in support of allowing "motor vehicle repair, auto body shop" as a Conditional Use (CU) in the Neighborhood Mixed-Use (MU-1) zoning district. This text amendment to Table 1005-2 changed "motor vehicle repair, auto body shop" from a prohibited use to a CU in the MU-1 district.

Mr. Miller is the owner of Troy’s Auto Care, an automotive repair business located at 2171 Hamline Avenue. The property, located at the northwest corner of Hamline and County Road B, was originally constructed in 1959 and has always been a motor fuel and automobile service station.

The CU is necessary for the existing uses of the property to conform to the Zoning Code and to allow Mr. Miller the ability to grow his business by constructing additional service bays to keep pace with the growth of his business. The proposed 30-foot by 34-foot addition to the north side of the existing service station requires a 20-foot variance to the 25-foot minimum rear yard setback. Said variance request will be considered by the Variance Board on March 6 prior to the Planning Commission meeting and the Board’s decision on the variance will be forwarded to the Commission.

## Review of General Conditional Use Criteria:

Zoning Code §1009.02.C set the criteria for reviewing conditional use requests. These established general standards and criteria have been developed to assist the Planning Commission and City Council in determining whether a request complies with those stated findings. Given the motor vehicle repair use has existed on this site for over fifty years, staff’s analysis of compliance with the CU findings is based on that historical use. The Planning Division’s review of these criteria was also based on the attached project development plans to build an addition and the project narrative provided by the applicant. Please note, while the existing use and proposal to expand service bays has been analyzed against the general CU criteria provided in the Zoning Code and outlined below, many other requirements will apply to the proposed addition that are not a component of the CU review. Therefore, not every required Code standard is outlined herein or discussed as part of the conditional use process. Rather, staff will conduct a thorough Code review at the time of building permit when more detailed plans and specifications are required to be submitted.

40 The general code standards of §1009.02.C are as follows:

- 41 1. **The proposed use is not in conflict with the Comprehensive Plan.** While an addition to a  
42 motor vehicle repair business doesn't appreciably advance land use goals of the Comprehensive  
43 Plan, aside from facilitating continued investment in a property, the Planning Division has  
44 concluded the proposed use does not conflict with land use goals outlined within the  
45 Comprehensive Plan either. More specifically, the General and Commercial Area Goals and  
46 Policies sections of the Comprehensive Plan include a number of policies related to  
47 reinvestment, redevelopment, quality development, and scale. Therefore, the Planning Division  
48 has determined the proposed addition to Troy's Auto Care would align with the related goals and  
49 polices of the Comprehensive Plan.
- 50  
51 2. **The proposed use is not in conflict with a Regulating Map or other adopted plan.** The  
52 proposed use is not in conflict with such plans because none apply to the property.
- 53  
54 3. **The proposed use is not in conflict with any City Code requirements.** Assuming the  
55 variance to the rear yard minimum setback requirement is approved, the site and use has been  
56 determined to not conflict with any other Code regulation.
- 57  
58 4. **The proposed use will not create an excessive burden on parks, streets, and other public**  
59 **facilities.** The Planning Division does not anticipate the proposal will intensify any practical  
60 impacts on parks, streets, or public infrastructure. The pre-existing use as a motor vehicle repair  
61 business has been in place for over six decades and in that time, there has not been any  
62 impacts on parks, streets, or public infrastructure. The proposed two-stall service bay addition  
63 presumably could increase traffic, but that has been determined to be an insignificant increase  
64 given the two adjacent County roads and the traffic levels those roads already carry. Sanitary  
65 sewer and water in the area have acceptable capacity if there is a need for additional services.
- 66  
67 5. **The proposed use will not be injurious to the surrounding neighborhood, will not**  
68 **negatively impact traffic or property values, and will not otherwise harm the public health,**  
69 **safety, and general welfare.** The Planning Division does not anticipate the proposal will be  
70 injurious to the surrounding neighborhood or negatively impact traffic, property values, or harm  
71 the public health, safety, or general welfare. The existing motor vehicle repair business has  
72 existed at the subject address for over six decades and been a good neighbor to the area, with  
73 little or no impact. The proposed addition of two service stalls will have negligible additional  
74 impact. Staff would further argue the impact on the surrounding neighborhood will be lessened  
75 given the applicant's proposed investment in the property by increasing interior square footage  
76 and moving activity that is currently observed outside to indoors. Therefore, the Planning  
77 Division has determined the use will not be injurious to the surrounding neighborhood, will not  
78 negatively impact traffic or property values, and will not otherwise harm public health, safety, and  
79 general welfare.

## 80 81 82 **Staff Recommendation**

83 The Planning Division recommends approval of the CONDITIONAL USE supporting motor vehicle  
84 repair, auto body shop, and motor fuel sales at 2171 Hamline Avenue, based on the comments and  
85 findings of this report, public input, and Planning Commission deliberation.

## 86 87 **Requested Planning Commission Action**

88 By motion, recommend to the City Council approval of a CONDITIONAL USE supporting motor vehicle  
89 repair, auto body shop at 2171 Hamline Avenue, based on the comments and findings of this report,  
90 public input, and Planning Commission deliberation.



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92 **Alternative Actions**

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1. **Pass a motion to table the item for future action.** An action to table consideration of the requested CU must be based on the need for additional information or further analysis to reach a decision on one or both requests. Tabling may require extension of the 60-day action deadline established in Minn. Stat. 15.99 to avoid statutory approval.
  
2. **Adopt a resolution denying the requested CU.** A denial must be supported by specific findings of fact based on the Planning Commission's review of the application, applicable zoning regulations, and the public record.

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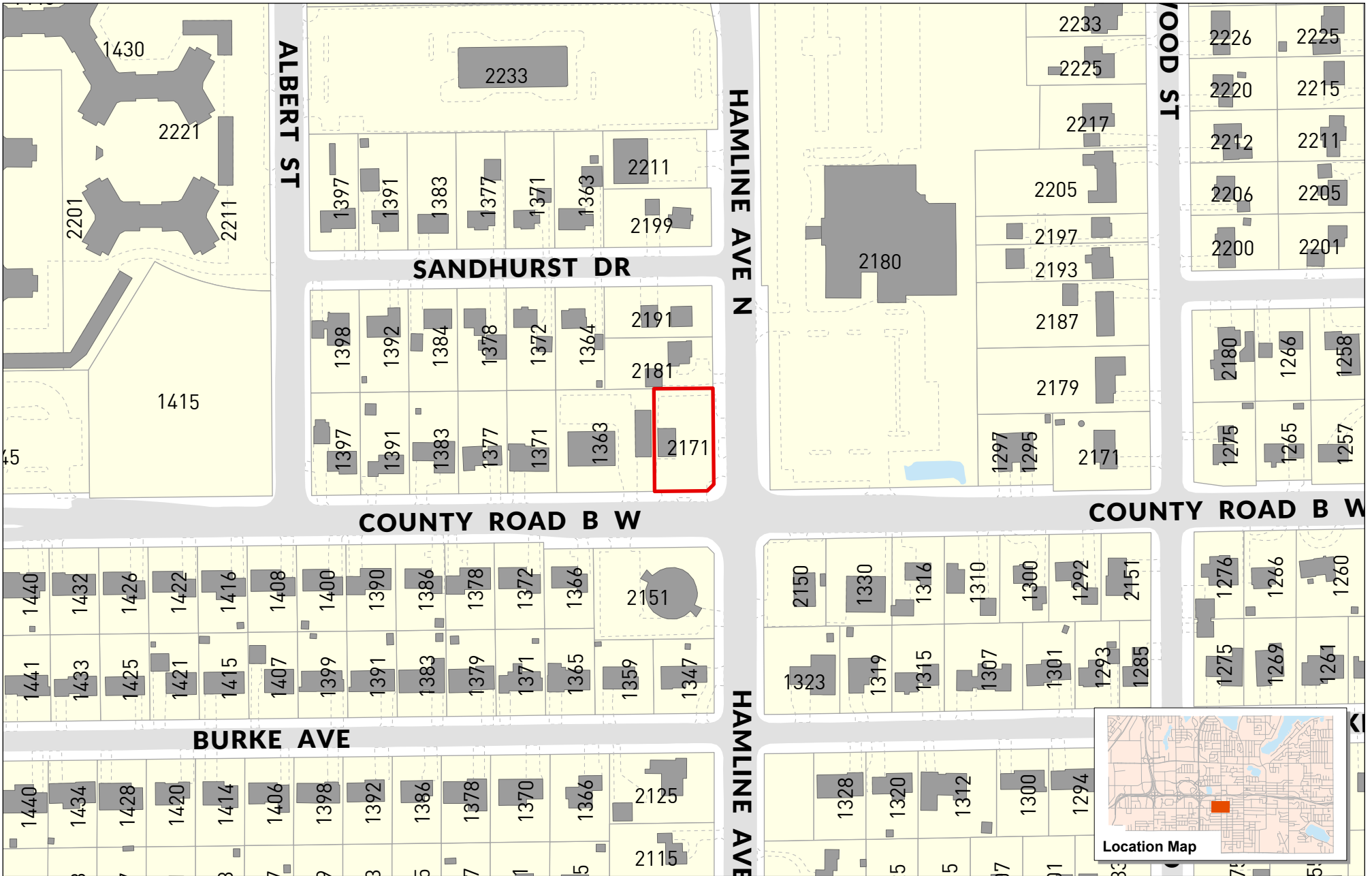
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**Prepared by:** Thomas Paschke, City Planner

- Attachments:**
1. Base Map
  2. Aerial Map
  3. Development Plans

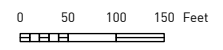
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# Attachment 1: Planning File 24-002



**Data Sources**  
 \* Ramsey County GIS Base Map (11/4/2024)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

**Disclaimer**  
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

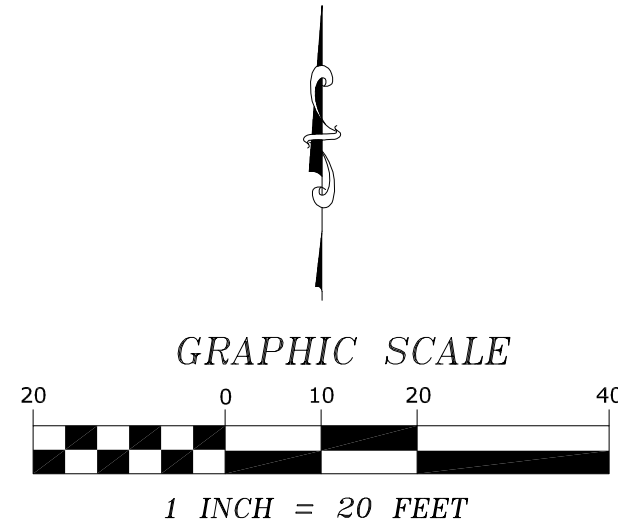


# Attachment 2: Planning File 24-002



# CERTIFICATE OF SURVEY

~for~ TROY'S AUTO CARE  
 ~of~ 2171 HAMLINE AVENUE  
 ROSEVILLE, MN

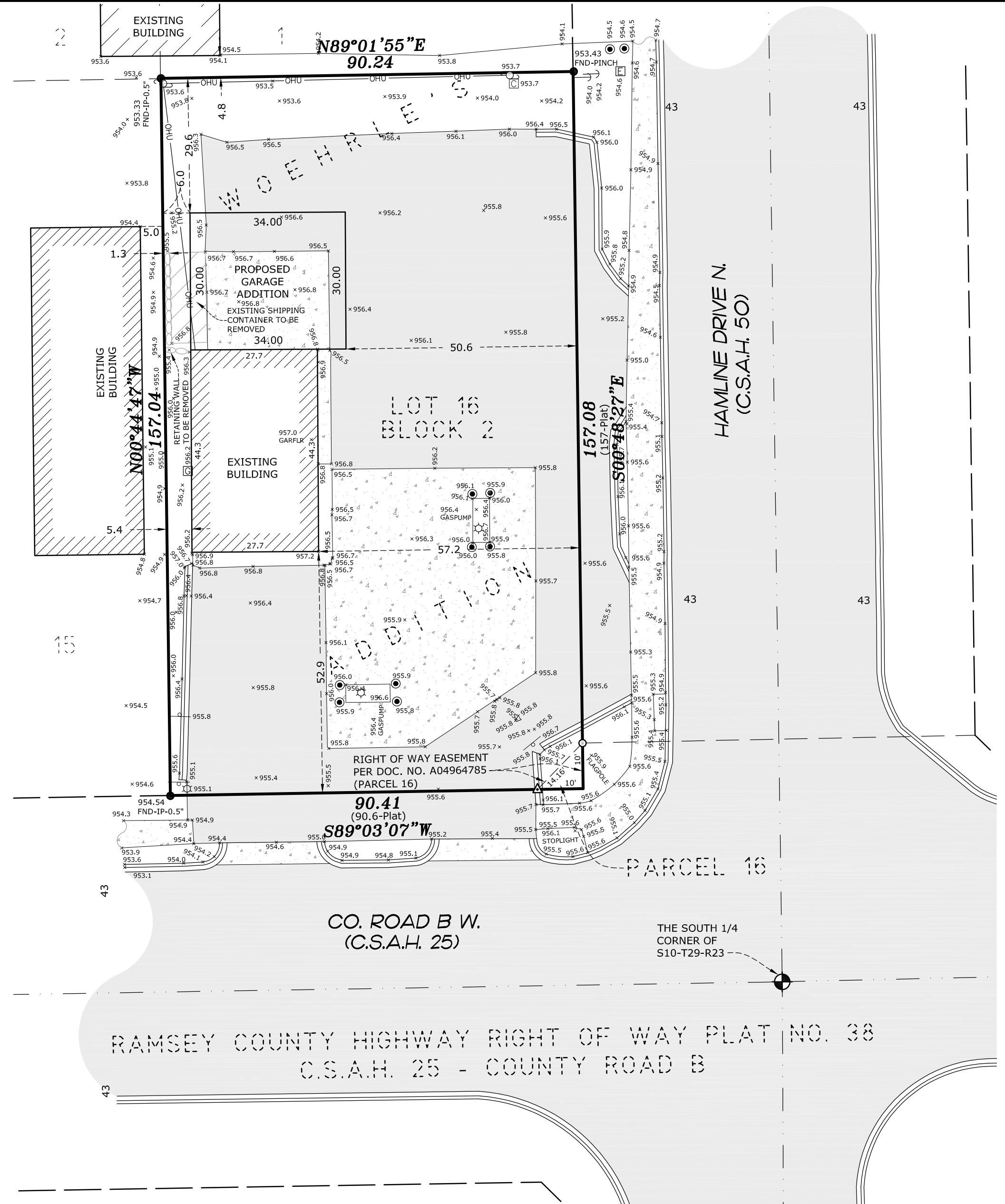


## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES SET MAG NAIL
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES BOLLARD
- DENOTES CABLE PEDESTAL
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES GAS METER
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ☆ DENOTES LIGHT POLE
- ⋈ DENOTES GUY WIRE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES RETAINING WALL
- OHU DENOTES OVERHEAD UTILITY
- ⋯ DENOTES EXISTING CONTOURS
- ▨ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/31/23.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 10-29-23-34-0032.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.



## BENCHMARK

MNDOT BM: 6212 D 1  
 ELEVATION = 949.21  
 DATUM = NAVD 88

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

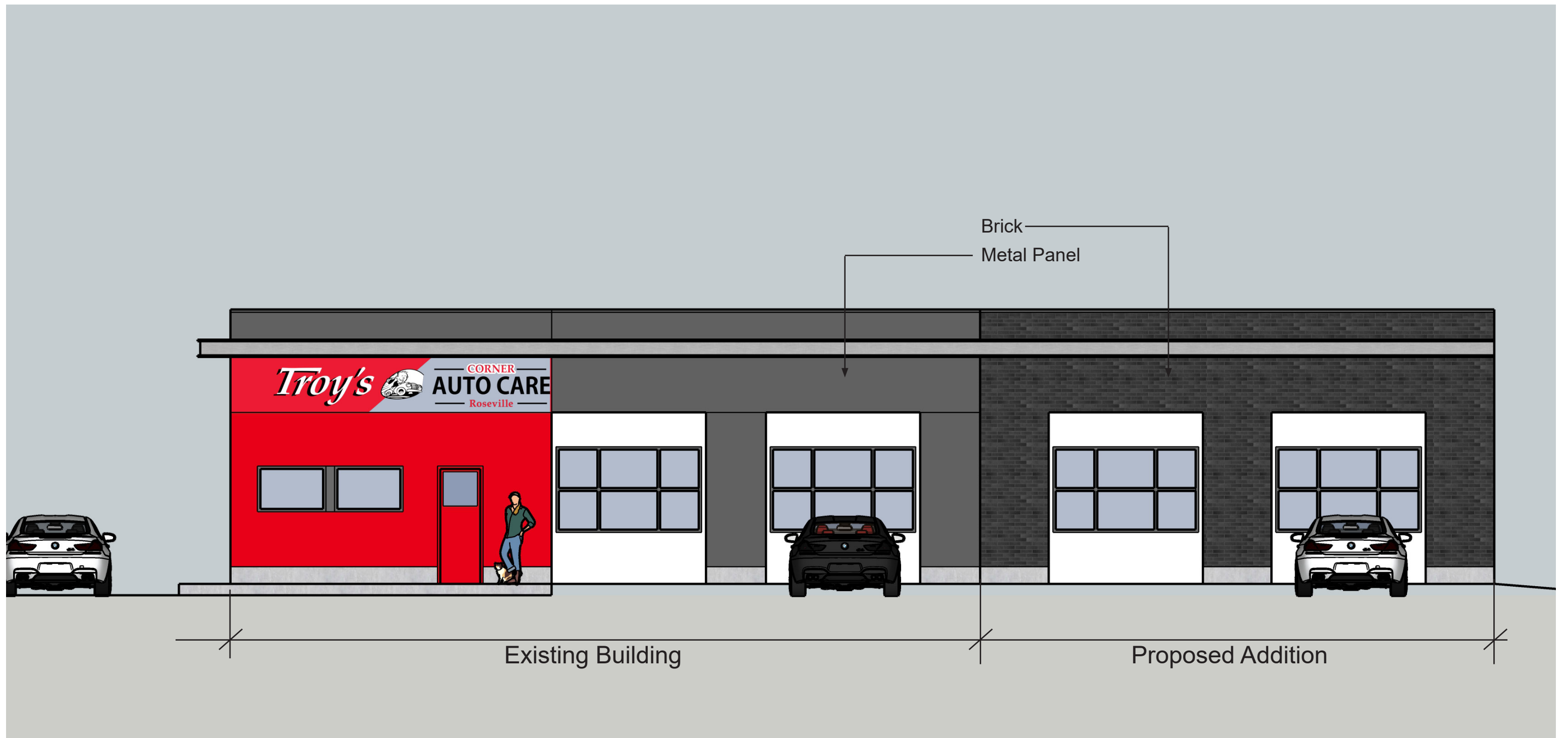
*Jason E. Rud*  
 JASON E. RUD

Date: 11/14/2023 License No. 41578

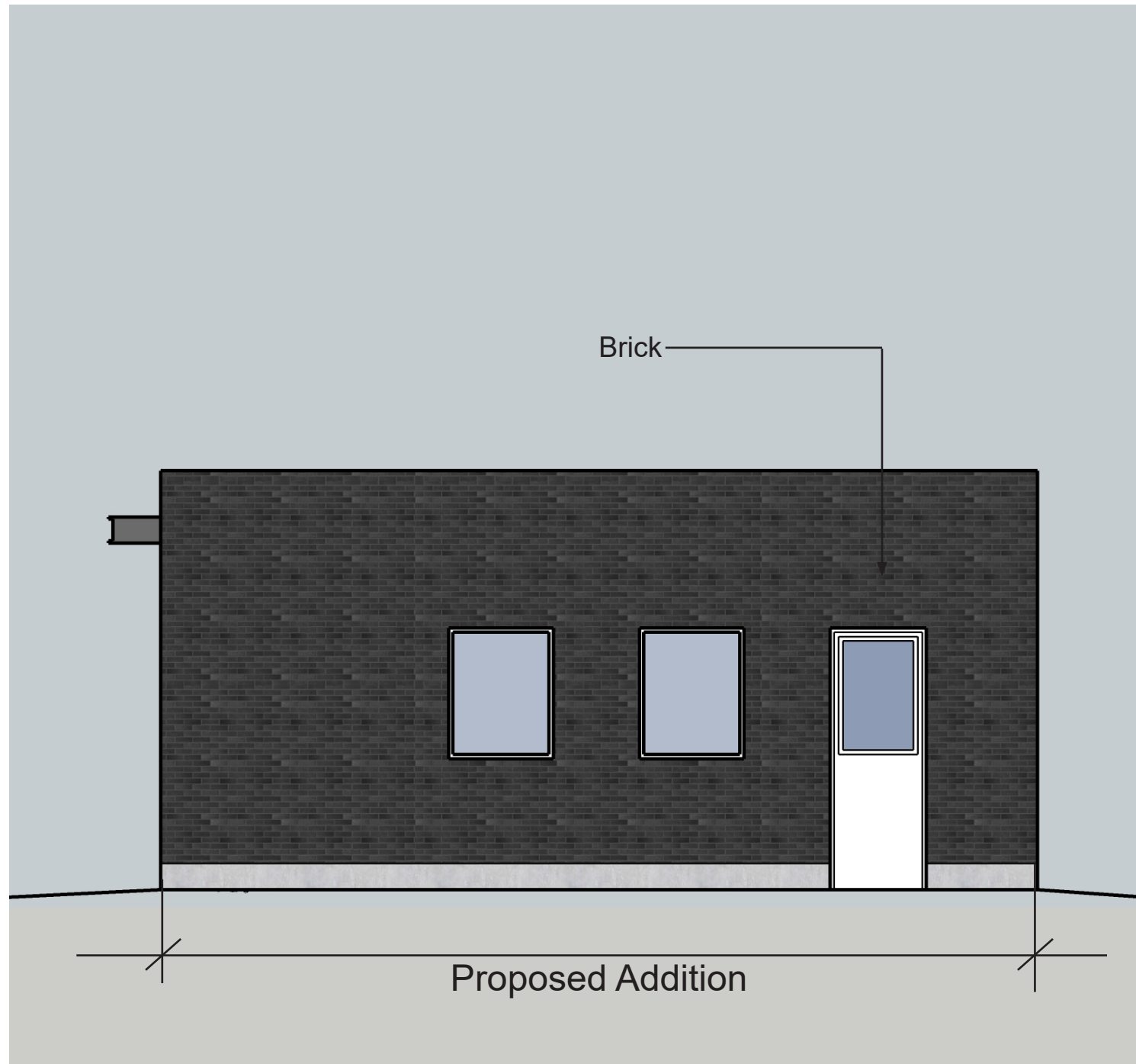
DRAWN BY: BCD	JOB NO: 231103LS	DATE: 11/14/23	
CHECK BY: JER	FIELD CREW: DT/CT		
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NO.	DATE	DESCRIPTION	BY

Lot 16, Block 2, WOEHRLE'S ADDITION, Ramsey County, Minnesota.

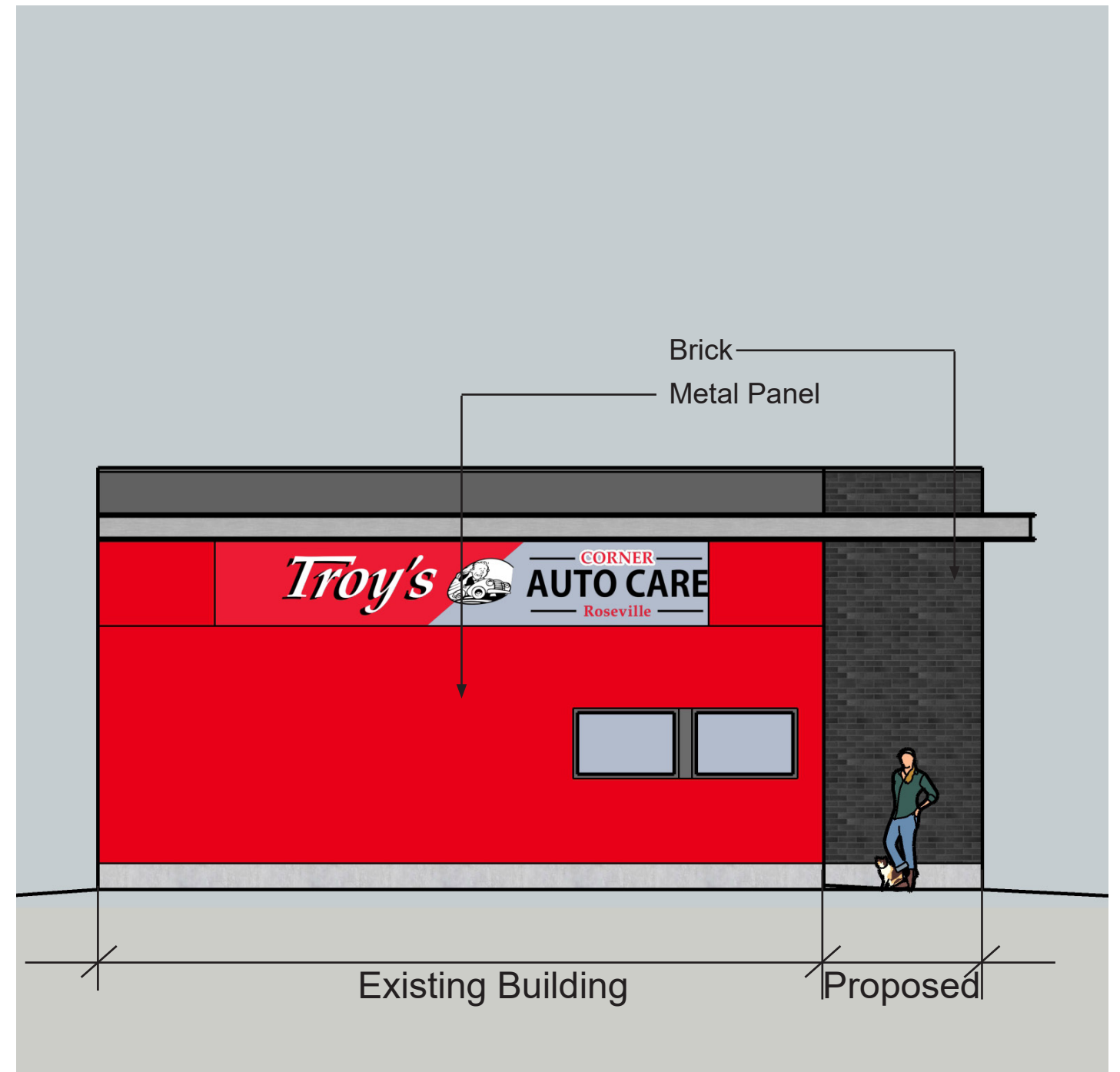
**E.G. RUD & SONS, INC.**  
 EST. 1977  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701



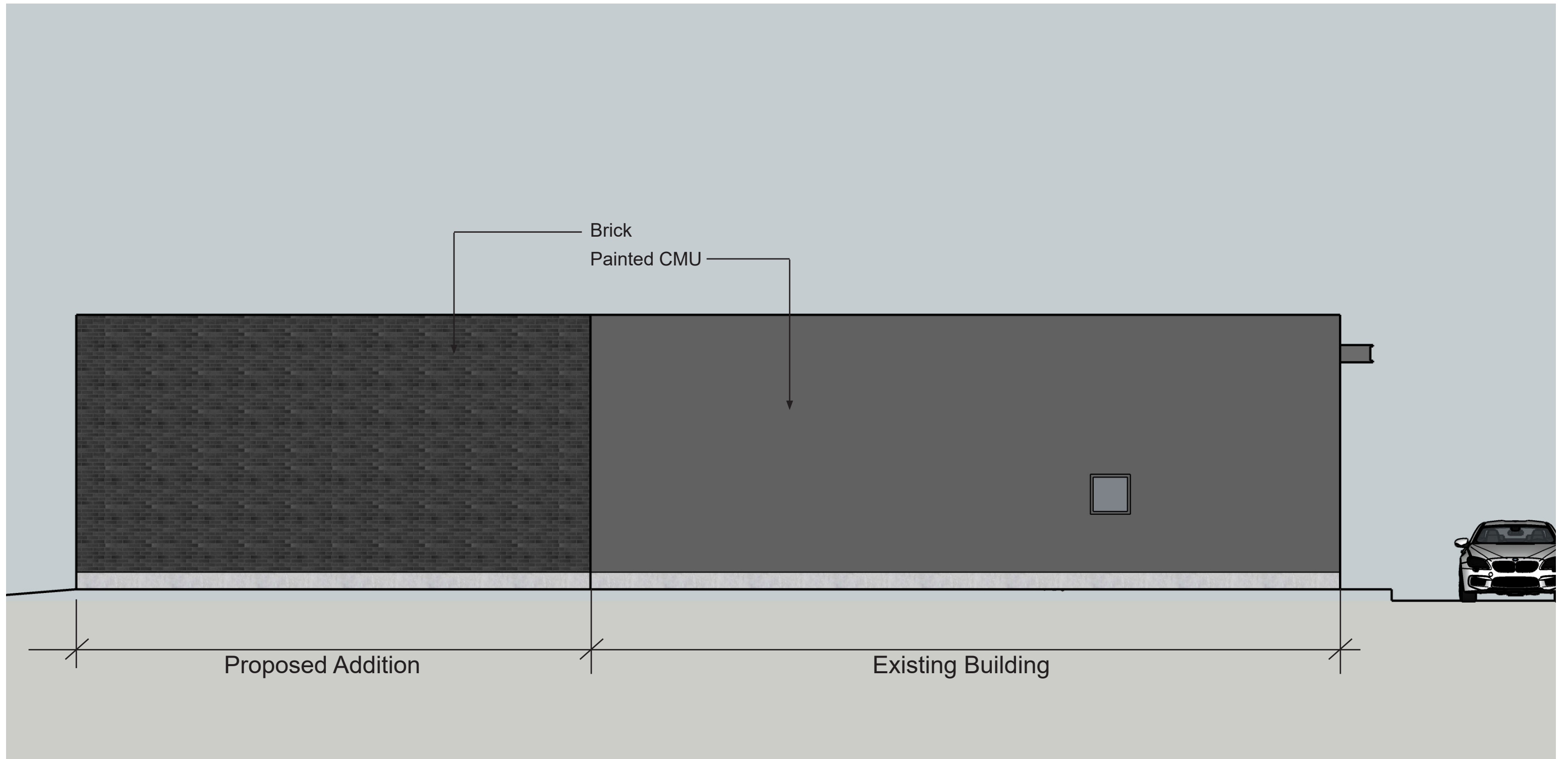
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PERSPECTIVE VIEW





**TROY'S CORNER**  
**AUTO CARE**  
651-636-7718

**SUPER CLEAN GAS**  
REGULAR UNLEADED **\$3.19**  
EXTRA CLEAN WAX  
EXTRA CLEAN WAX

**Troy's AUTO CARE**



Jayne Lind Nelson  
1270 Woodhill Drive  
Roseville, Minnesota 55113

March 1<sup>st</sup>, 2024

My husband and I would like to speak in support of Troy's Auto Care proposal to expand the number of bays on his property. I know I speak for many of our neighbors in Roseville in commending the service to the community that Troy offers. He is an honest, friendly business man who goes out of his way to help people. His many delightful events such as free pumpkins, food and hot beverages at Halloween, the reindeer who visited his station during the holidays and delighted our grand children as they posed for pictures and the wonderful seasonal decorations which bring a smile as we drive by. It is our opinion that we need to encourage merchants like Troy to stay here in the heart of Roseville rather than forcing him to relocate in order to expand. We ask that

The City Council support our existing businesses making it possible for them to continue to make a difference in our lives.

Thank you,

Jayne and Wayne Nelson