Meeting called to order at 7:02 p.m. by Chair Dingle
Members present: Dan Dingle, Patrick Downs, Jeff Fischer, Doug Pierro,
Also present: Council Liaison Sandi Dingle

Pledge of Allegiance said by all.

Approval of Minutes:

Motion by Pierro second by Fischer to approve the minutes of the May 13, 2019 Planning Commission meeting. Motion carried 4-0.

Commission Actions:

RESIGNATION

Accept the resignation of Sharon Whitmore. Committee members accepted Planning Member Whitmore’s resignation letter.

Motion by Dingle, second by Fischer to recommend Council approval. Motion carried 4-0.

PUBLIC HEARING

A. Timothy & Lynnette Jones, 831 3rd St, St. Paul Park MN 55071 – Variance request to allow a large addition to existing garage for storage.

Consulting Planner Sparks informed the Commission that the proposed garage variance will allow for an addition to an existing detached garage. The applicant is proposing a 36’x 32’ garage addition, which is 1,152 square feet. This will be a total of 1,728 square feet. The height of the garage will be the same as the existing garage, which is 24’. The addition will be attached to the existing house and create an additional 192 square feet to the house. The garage appears to meet all the setback requirements. Jones provided the Commissions additional drawings of the addition which they requested at the May 13, 2019 meeting.

Staff recommends the Commission approve the variance which meets all code and zoning requirements.

Motion by Downs, second by Fischer to recommend Council approve the variance at 831 3rd Street to allow a large addition to an existing garage for storage. Motion carried 4-0.

B. St. Paul Park Refining Company, 301 St Paul Park Road, St Paul Park MN 55071 - CUP Amendment to allow for a new treatment structure that filters gas prior to the existing flares.

Consulting Planner Sparks explained the refinery is seeking approval to a gas treatment structure that will filter the gas prior to venting at the flare. This device is structured and intended to improve the operation of the facility. The structure is similar in nature to what is in the surrounding area. The proposed installation of this structure should not increase any traffic to the site or create any additional impacts to the neighboring properties. The flare has a 98% reduction rate of Sulphur dioxide going into the air with this new addition to the system.

Staff recommends that the commission approve the CUP to allow for the new treatment structure.
Motion by Downs, second by Pierro to recommend Council approve St. Paul Park Refining Company’s CUP to allow for a new treatment structure. Motion carried 4-0.

**REVIEW REQUEST**

A. Andy Hassebroek, 717 Portland Ave., St Paul Park MN 55071- Front Yard Setback Variance.

Consulting Planner Sparks advised the Commission that Andy Hassebroek has made an application for a front yard setback variance at 717 Portland Avenue. The applicant would like to add a porch onto the front of the house which would encroach into the front yard setback by about 9 feet. The existing house is built almost to the front yard setback. The applicant request meets the variance guidelines and will not alter the character of the neighborhood.

Motion by Dingle, second by Pierro to recommend Council set public hearing dates for the Andy Hassebroek front yard setback variance for the Planning Commission July 8 and July 15 for City Council. Motion carried 4-0.

B. Todd Alguire, 1000 Ashland Ave, St Paul Park MN 55071- Rezoning / Comprehensive Plan Amendment / Site Plan Review.

The applicant is seeking to convert the old grocery store at 1000 Ashland Avenue into a multi-family building. There are currently six apartments on the upper level. The modification would allow for the placement of five apartments on the lower level.

Consulting Planner Sparks informed the Commission in the Comprehensive Plan, the Commission chose to guide the property as a single family residential. This would allow for the continued use of the property as commercial with the apartments above until that time it would be redeveloped into single family. There were also compatibility concerns related to the multi-family use in this area.

After much discussion with the applicant, the Commission suggested that the applicant wait until fall to re-submit his application for re-zoning the property. This is because the Comprehensive Plan cannot be changed at this time as it needs to be approved by the Met Council first.

Motion by Dingle, second by Fischer, to table the discussion under the 60 day rule until the next meeting unless the application for the re-zone is withdrawn. Motion carried 4-0.

**COMPREHENSIVE PLAN**

Consulting Planner Sparks referred the Commission to the comments which were submitted by Dakota County, DNR, and Washington County. There were no comments made by Commission members, Staff Liaison Dingle asked that the verbiage on the Dakota County comment referring to the Red Rock Corridor reflect that we have local service, express service and were looking to increase it by establishing all day bus service by BRT.

**NEW BUSINESS**

The acceptance of Whitmore’s resignation will create a vacancy for the Commission, which will need to be filled.

**Staff Reports:** None

**Unfinished Business:** None

Meeting adjourned 7:50 p.m.