



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

- 1 **1. Call to Order**
2 Chair Kimble 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.
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- 5 **2. Roll Call**
6 At the request of Chair Kimble, City Planner Thomas Paschke called the Roll.
7
- 8 **Members Present:** Chair Kimble; Vice Chair Michell Pribyl, and Commissioners
9 Michelle Kruzel, Tammy McGehee, Karen Schaffhausen, Erik
10 Bjorum and Emily Leutgeb.
11
- 12 **Members Absent:** None
13
- 14 **Staff Present:** City Planner Thomas Paschke, Community Development Director
15 Janice Gundlach
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- 17 **3. Approve Agenda**
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- 19 **MOTION**
20 **Member Pribyl moved, seconded by Member Schaffhausen, to approve the agenda**
21 **as presented.**
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- 23 **Ayes: 7**
24 **Nays: 0**
25 **Motion carried.**
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- 27 **4. Review of Minutes**
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- 29 **a. September 1, 2021 Planning Commission Regular Meeting**
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- 31 Chair Kimble noted Commissioner McGehee sent in some changes before the
32 meeting.
33
- 34 **MOTION**
35 **Member McGehee moved, seconded by Member Pribyl, to approve the**
36 **September 1, 2021 meeting minutes.**
37
- 38 **Ayes: 7**
39 **Nays: 0**
40 **Motion carried.**
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42 **5. Communications and Recognitions:**

- 43
44 **a. From the Public:** *Public comment pertaining to general land use issues not on this*
45 *agenda, including the 2040 Comprehensive Plan Update.*

46 None.

- 47
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49 **b. From the Commission or Staff:** *Information about assorted business not already on*
50 *this agenda, including a brief update on the 2040 Comprehensive Plan Update*
51 *process.*

52 None.

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55 **6. Public Hearing**

- 56
57 **a. Consider a Request by Jerry’s Enterprises and Holiday Stores for a Conditional**
58 **Use to Allow a Drive-Through Car Wash at 1201 Larpenteur Avenue (PF21-015)**
59 Chair Kimble opened the public hearing for PF21-015 at approximately 6:45 p.m. and
60 reported on the purpose and process of a public hearing.

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

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

65
66 Mr. Paschke explained it is being raised as a part of the redevelopment and will not
67 come back to the site.

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

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

78
79 Member McGehee wondered why the City needed another gas station and as a part of
80 the Conditional Use, she thought staff could find out if there are going to be any
81 electric charging stations there because there are a number of electric vehicles in the
82 community.

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

89 not the larger, broader site development. He indicated he can discuss with the
90 developer the potential for that as well as even Cub Foods and perhaps that ownership
91 installing electric charging at some point in the future.
92

93 Member Kruzel indicated the crossing by there is pretty busy to begin with and she
94 knew a lot of people walk along there which is her biggest concern.
95

96 The applicant was at the meeting and indicated he did not want to comment at this
97 time. He noted there has not been any discussion preliminarily about the electric
98 charging stations but he could bring it up with the design team.
99

100 **Public Comment**

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

103 Mr. King explained his garage and backyard looks out towards Cub Foods and the
104 shopping center. He indicated he had two concerns, he wondered if studies have been
105 done about whether there are any changes in the amount of crime surrounding
106 convenience stores and gas stations. He was not sure if that is a part of the
107 preliminary study but that is a one of the items his family was concerned about. The
108 other concern is crosswalk traffic. He noted he rarely drives to place around his
109 home, he usually walks so there is a concern with increased traffic at the intersection.
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111 Mr. Paschke indicated he was not aware of any increase in crime with convenience
112 stores or gas stations and no studies are warranted for this type of project.
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114 **Commission Deliberation**

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116 Member Pribyl explained it looked like the pedestrian crosswalk was jogging and she
117 wondered if there was a reason why the crossing from the building to where the
118 overhead is at the gas pumps cannot have a curb.
119

120 Mr. Paschke indicated he could have the applicant look at that.
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122 Member Schaffhausen asked regarding the concern about increased crime, she
123 wondered who the resident could talk to about that.
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125 Mr. Paschke explained the resident could call the Police Department to see if there is
126 any data available.
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128 Ms. Gundlach believed the crime maps are online and staff can take the residents
129 information and get them access to some of the crime data.
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131 Member McGehee indicated that most of the flashing lights at a pedestrian crossing
132 are powered by a small solar panel, she wondered if there would be any possibility in
133 some of these places that are interior where pedestrians cross if some of the flashing
134 lights could be added.
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136 Mr. Paschke explained typically those are used on major thoroughfares as a means to
137 get people to yield to pedestrians. It is slightly different in a parking lot where there
138 might be traffic but not to that same magnitude that would warrant those types of
139 lights. That is not something he has seen in parking lots before. He thought it was a
140 matter of working with what they have currently and if there are issues, they will need
141 to be addressed later on, keeping in mind that it is a Conditional Use so the City can
142 come back and review it if there are issues.

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

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150 **Ayes: 7**
151 **Nays: 0**
152 **Motion carried.**

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154 **b. Consider a Request by Crown Castle and LAMN, LLC for a Conditional Use to**
155 **Allow a Modification of Telecommunication Devices on a Pre-Existing Non-**
156 **Conforming Lattice Tower at 2420 County Road C (PF21-016)**
157 Chair Kimble opened the public hearing for PF21-016 at approximately 7:03 p.m. and
158 reported on the purpose and process of a public hearing.

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

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

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166 **Public Comment**

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

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170 **Commission Deliberation**

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172 None.

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

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181 **Ayes: 7**
182 **Nays: 0**

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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.