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**REGULAR MEETING
OF THE
VADNAIS HEIGHTS PLANNING COMMISSION
JUNE 23, 2020**

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OPEN MEETING

Chairperson Evan Cordes called the Regular Meeting of the Vadnais Heights Planning Commission to order at 7:02 p.m. on June 23, 2020.

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ROLL CALL

Evan Cordes, Chairperson	Present
Linda Bigelbach	Present (arrived at 7:20 p.m.)
Edward Caillier	Present
Brian Carnes	Absent
Curt Cooper	Present
Martin Jokinen, Vice Chairperson	Present
Joseph Stumph	Present
Jerry Moynagh, First Alternate	Present
Terri Dresen, Second Alternate	Present

Also present: Nolan Wall, Planning/Community Development Director; Jeff Melcoch, Cable Producer, Council Liaison Youker.

Planning/Community Development Director Wall noted Commissioners Moynagh and Dresen would be participating as voting members this evening.

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APPROVAL OF AGENDA

Upon motion by Commissioner Jokinen, seconded by Commissioner Cooper, it was

“RESOLVED, to approve the June 23, 2020, Regular Meeting Agenda as presented.”

Ayes – 7 Nays – 0

The motion carried.

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APPROVAL OF MINUTES

Upon motion by Commissioner Moynagh, seconded by Commissioner Dresen, it was

“RESOLVED, to approve the minutes of the May 26, 2020, Regular Meeting as presented.”

Ayes – 7 Nays – 0

49 The motion carried.

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51 **OPEN TO THE PUBLIC**

52

53 Chairperson Cordes opened the floor to the public at 7:05 p.m. for questions and
54 comments on items not on the agenda.

55

56 As no one wished to address the Commission, Chairperson Cordes closed the meeting to
57 the public at 7:05 p.m.

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59 **PUBLIC HEARINGS**

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61 A. Planning Case 20-009 – Dobbelmann Properties, LLC, Site Plan at 3391 Labore
62 Road.

63

64 Planning/Community Development Director Wall provided a presentation with
65 background information stating the applicant, on behalf of the property owner, is
66 requesting site plan approval for construction of a new office-showroom building on the
67 subject property. The applicant has a purchase agreement with the property owner and
68 intends to construct an approximately 35,000 SF office-showroom building. The subject
69 property formerly contained a non-conforming single-family residential dwelling that
70 was demolished by the current property owner. A special use permit was granted in 2001
71 for construction of a 90' tall monopole telecommunications tower, which will remain in
72 its existing location in the northwest corner of the subject property. A site plan for an
73 approximately 22,000 SF office-showroom building was approved in 2017, as part of
74 Planning Case 17-011, but was not constructed.

75

76 Wall noted that the subject property is guided Industrial in the 2040 Comprehensive Plan
77 as are all of the adjacent properties. The proposed uses are permitted and accessory uses,
78 respectively, within the applicable zoning district. In addition, the property is included
79 within a "redevelopment/infill area," as noted on the Future Land Use Map. The
80 proposed office-showroom use is a permitted use in the Industrial District, subject to
81 conditions. The proposed site plan includes a row of parking spaces along the northern
82 property boundary line. In order to meet the applicable standards, four additional spaces
83 can be added to this area of the site to meet the parking requirements. The City Code
84 requires 90-degree parking spaces to be 9' wide by 19' long, drive lane width of 24', and
85 curb cut no wider than 24'; the proposed parking facilities meet the applicable standards.
86 In addition, the access driveway to the proposed parking lot is greater than 40' from the
87 nearest intersection and no parking spaces have direct access from the street, as required
88 by City Code. The parking lot grade, surfacing, striping will be required to meet the
89 applicable City Code standards and will be reviewed in greater detail as part of the
90 building permit process. Wall noted that there will be additional review by the
91 Watershed District. He spoke about future additions that would meet setbacks and
92 summarized the Planning Commission's options for consideration and said staff are
93 recommending approval of the requests in this case.

94

95 Commissioner Moynagh inquired why the four additional parking stalls were not striped
96 as it would affect future additions and result in the site being short of parking.

97 Planning/Community Development Director Wall said the parking stalls were on the very
 98 far north edge of the property and could add striping at that time and not impede any
 99 access.

100
 101 Commissioner Dresen asked how many other sites the applicant has throughout
 102 Minnesota and if this would be the main site because if so, could affect traffic flow.

103
 104 Dave Dobbelmann, owner of SOS Office Furniture, said they have been in business since
 105 1976 in another location in St. Paul with their lease expiring in February 2021 and not
 106 being renewed. He said they had 24,000 square feet of showroom with a warehouse in
 107 St. Paul and would consolidate into one location. He shared their hope to bring on more
 108 sales staff and employees and at this time they have 8 employees and noted most traffic
 109 would be 15-20 people at a time as most representatives go offsite for space
 110 planning/bidding and that most traffic would be the employees.

111
 112 Chairperson Cordes opened the public hearing at 7:16 p.m. and outlined the public
 113 testimony process in the virtual meeting format.

114
 115 As no one wished to address the Commission, Chairperson Cordes closed the public
 116 hearing at 7:16 p.m.

117
 118 Commissioner Dresen said she believed this type of business in this district would be a
 119 good business for Vadnais Heights and be a better fit for the applicant than their current
 120 location on Highway 280 and University Avenue.

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 122
 123 Upon motion by Commissioner Cooper, seconded by Commissioner Dresen, it was

124
 125 “RESOLVED to recommend approval of the proposed site plan based on the following
 126 findings of fact:

- 127 1. The proposed use is permitted within the Industrial District, consistent with the
 128 *2040 Comprehensive Plan*, and brings the subject property into conformance with
 129 both.
 130 2. The proposed development is compliant, or conditioned to be, with the applicable
 131 City Code Standards.

132
 133 Chair Cordes asked about Ramsey Metro Watershed’s approval. Wall said that aspect
 134 was covered in staff comments and noted the Watershed has some permitting authority
 135 over the construction activity regardless if an additional condition was included but said
 136 the Commission certainly could add compliance with Ramsey metro Watershed as an
 137 additional condition. Cordes said he would make that applicable.

138
 139 Upon motion by Commissioner Cooper, seconded by Commissioner Dresen, the earlier
 140 motion was amended to add an additional condition #18 as proposed.

- 141
 142 Subject to the following conditions:
 143 1. A development agreement between the property owner, and all others with
 144 interests in the subject property, shall be entered into with the City, to be recorded

- 145 at the applicant’s cost with the offices of the Ramsey County Recorder and/or
146 Register of Titles, prior to issuance of a building permit.
- 147 2. The proposed infiltration basins shall not encroach onto Ramsey County right-of-
148 way.
- 149 3. Building and grading permits shall be submitted for administrative
150 review/approval, prior to commencement of any construction activities on the
151 subject property.
- 152 4. Driveway and right-of-way permits shall be submitted for review and approval
153 by Ramsey County and provided to the City as part of the building permit review
154 process.
- 155 5. A Fire Certificate of Occupancy shall be obtained annually from the Fire
156 Department by the responsible party, in compliance with the City Code.
- 157 6. A sign permit shall be submitted for administrative review/approval, prior to any
158 sign(s) being installed on the subject property.
- 159 7. No outdoor storage of materials, supplies, products, or equipment shall be
160 permitted on the subject property without future approval of a special use permit,
161 in compliance with the applicable Zoning Code procedures and standards.
- 162 8. The property owner shall establish a new/amended access easement agreement
163 with the existing telecommunication tower leaseholder on the subject property.
- 164 9. Roof-top mechanical units shall be of a low-profile variety and ground-mounted
165 units shall be adequately screened, to be administratively reviewed/approved as
166 part of the building permit.
- 167 10. Building utility areas shall be adequately screened by plant material and/or
168 fencing and shall not obstruct fire department connections or hydrants, to be
169 administratively reviewed/approved as part of the building permit.
- 170 11. Existing vegetation proposed to be preserved shall be done so in compliance with
171 the applicable requirements of Chapter 38, Article IV, Section 601(11) of the City
172 Code.
- 173 12. Trash/recycling containers shall be screened on all four sides with the same
174 materials and the doors must remain closed except when items are being placed
175 into or taken out of the enclosure.
- 176 13. The off-street parking lot and driveways shall be constructed and operated in
177 compliance with the applicable code standards, to be reviewed/approved
178 administratively as part of the building permit.
- 179 14. A photometric lighting plan shall be submitted for inclusion in a subsequent
180 development agreement amendment.
- 181 15. The landscape plan shall be revised to comply with the required standards, to be
182 included in a subsequent development agreement.
- 183 16. Compliance with the conditions included in the Fire Department’s memorandum,
184 dated 06/03/2020.
- 185 17. Compliance with the conditions included in the Director of Public Works/City
186 Engineer memorandum, dated 06/18/20.
- 187 18. Subject to compliance with requirements of Ramsey Washington Watershed
188 approval.

189
190 Ayes – 7

Nays – 0

191
192 The motion carried.

193 Planning/Community Development Director Wall noted this item would be before the
194 July 21 City Council meeting for consideration.

195
196 **NEW BUSINESS**

197
198 None.

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200 **OLD BUSINESS**

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202 None.

203
204 **REPORTS**

205
206 A. Council Liaison
207 Council Liaison Youker had nothing new to report and wished everyone a safe
208 Independence Day holiday.

209
210 B. Planning Commissioners
211
212 Commissioner Moynagh noted that he and Commissioner Cordes are on the VHACF and
213 in past month the organization has released, in the past month, \$9,000 into community
214 into human services and education much needed in post-COVID-19 atmosphere and it's
215 nice to have a partnership with personal, business, and non-profit communities.

216
217 C. Staff
218
219 Planning/Community Development Director Wall reported Commissioner Bigelbach
220 joined the meeting at 7:20 p.m. He then shared the Willow Ridge East project on County
221 Road D Circle hopes to have their certificate of occupancy issued later this week. He
222 said the Aster Meadows project on Centerville Road/County Road F was undergoing a lot
223 of traffic control work and proceeding nicely and that the Luther Cadillac project would
224 not be moving forward this year due to the current business climate. Wall said the At
225 Home Apartments Development Agreement was in progress and would be on the Council
226 agenda in July for consideration but that the applicant may not do a lot of work this year.
227 He then stated that the City Engineer had shared with him that the two local road projects
228 Arcade Street and another off of Rice Street would begin soon.

229
230 Chairperson Cordes inquired about restaurants not returning due to COVID-19 impacts.
231 Wall said that Foss Swim School and another tenant in Vadnais Square were delaying
232 improvements due to the pandemic and that Mad Jack's restaurant would not be returning
233 but that Council approved an off-sale liquor license for Top Ten Liquors at the former
234 Mad Jack's location that could possibly include a wine tasting and cheese venue as well.
235 He said staff are working with potential users for the Garceau Hardware site and that a
236 closed session for a possible project on the Staeheli property on County Road F on
237 Thornhill and Clover once public will move forward. He added the City was still
238 processing many building permits for windows, roofs, and decks, but that some larger
239 projects had been delayed.

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241 **NEXT MEETING**

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243 The next Planning Commission meeting will be held on July 28, 2020.

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245 **ADJOURN MEETING**

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247 Upon motion by Commissioner Cooper, seconded by Commissioner Moynagh, the
248 meeting was adjourned at 7:29 p.m.

249

250 Respectfully submitted,

251 Cathy Sorensen

252 *TimeSaver Off Site Secretarial, Inc.*

DRAFT