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2 CITY OF ST. ANTHONY  
3 PLANNING COMMISSION MEETING

4 MARCH 15, 2022  
5 7:00 p.m.  
6

7 **CALL TO ORDER.**

8  
9 Chair Socha called the meeting to order at 7:00 p.m.  
10

11 **PLEDGE OF ALLEGIANCE.**

12  
13 Chair Socha invited the Commission and the audience to join her in the Pledge of Allegiance.  
14

15 **ROLL CALL.**

16  
17 Commissioners Present: Chair Socha, Commissioners Erickson, Gaveske, Hendrickson,  
18 Kukendall, Morita and Rude.  
19

20 Absent: None.  
21

22 Also Present: City Planner Stephen Grittman and Assistant to the City Manager  
23 Nicole Miller.  
24  
25

26 **I. APPROVAL OF THE MARCH 15, 2022 PLANNING COMMISSION MEETING**  
27 **AGENDA.**

28  
29 Motion by Commissioner Morita, seconded by Commissioner Erickson, to approve the March  
30 15, 2022 Planning Commission agenda.  
31

32 **Motion carried 6-0.**  
33

34 **II. APPROVAL OF THE FEBRUARY 15, 2022 REGULAR PLANNING COMMISSION**  
35 **MEETING MINUTES.**

36  
37 Motion by Commissioner Gaveske, seconded by Commissioner Morita, to approve the  
38 February 15, 2022, Regular Planning Commission Meeting Minutes.  
39

40 **Motion carried 6-0.**  
41

42 Commissioner Hendrickson joined the meeting at 7:04 p.m.  
43

44 **III. PUBLIC HEARING.**

45  
46 A. Conditional Use Permit - Fence Variance – 2812 27<sup>th</sup> Avenue.  
47

48 Chair Socha opened the public hearing at 7:05 p.m.  
49

1 City Planner Gritman reviewed the applicant Tom Archambault, on behalf of BLVD  
2 Autoworks, is proposing to replace an existing six-foot-high fence located along a portion of  
3 the west property line of his business (located at 2812 27<sup>th</sup> Avenue NE) that screens his  
4 business property from the adjoining single family residential parcel. The proposed fence  
5 would measure 8 feet in height which requires the processing of a conditional use permit. This  
6 would provide better screening between the business and the adjacent resident. The neighbor  
7 is in agreement with the request and will provide them with additional protection. Another  
8 neighbor to the north also provided their support for the proposal.

9  
10 The proposed 8 foot high fence would be erected in the same location upon the subject  
11 property and is intended to improve screening between the automotive use and the abutting  
12 single family residential property to the west.

13  
14 Based on the information as submitted, and a review of the applicable ordinance, staff  
15 recommends approval of the Conditional Use Permit, with conditions as follows:

- 16  
17 1. The new fence shall satisfy all applicable fence construction requirements as outlined in  
18 Section 150.073 of the Code.  
19 2. Comments of other City Staff.

20  
21 Mr. Gritman reviewed the background and Section 150.073 of the Code in detail. A drawing  
22 of the property was provided for Commission review.

23  
24 Staff recommends approval of the requested Conditional Use Permit to allow a fence  
25 measuring 8 feet in height in the front yard of a commercial property located at 2812 27<sup>th</sup>  
26 Avenue NE based on the following findings:

- 27  
28 A. The proposed fence height will not negatively impact properties in the vicinity of the  
29 subject site.  
30 B. The owner of the adjacent single-family home to the west is supportive of the proposed  
31 fence height change as it will serve to improve screening of the abutting and higher  
32 intensity automotive use.  
33 C. In consideration of existing maintenance issues, the new fence will visually improve the  
34 area.

35  
36 Mr. Tom Archambault spoke with the Commission via telephone. He noted his neighbor is in  
37 agreement with the request and the benefit to the neighbors would be additional screening and  
38 noise reduction from the business. The current fence needs to be replaced. The fence would be  
39 solid boards.

40  
41 Commissioner Rude asked what materials would be used for the fence. Mr. Archambault  
42 stated it would be a wood fence. Commissioner Morita stated the CUP is for the fence height  
43 and the code must be followed on other items such as materials.

44  
45 Commissioner Erickson thanked Mr. Archambault for working with the neighbors regarding  
46 this conditional use permit.

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Chair Socha closed the public hearing at 7:12 p.m.

Motion by Commissioner Kukendall, seconded by Commissioner Gaveske, to recommend approval of the request for a conditional use permit to allow the construction of a fence of up to 8 feet in height in the front yard of a commercial use, based on findings to be identified by the Planning Commission following the public hearing, and direct staff to prepare resolution declaring terms of the same and subject to the following conditions:

1. The new fence shall satisfy all applicable fence construction requirements as outlined in Section 150.073 of the Code.
2. Comments of other City Staff.

**Motion carried 7-0.**

B. Code Amendments Revisions.

Chair Socha opened the public hearing at 7:13 p.m.

Mr. Grittmann provided an update to the table-form list of proposed amended language for Planning Commission consideration. The changes are based on the discussion held at the February meeting. Staff noticed a public hearing for the March Planning Commission meeting to formally consider the proposed language, and make any final edits or recommendations, prior to sending the material onto City Council for consideration.

The table includes the original language in black, the previously proposed changes in redline, and new additions/changes in blue. Text that is proposed to carryover from the existing code is referenced in the second column. The third column provides some commentary explaining the purpose of the changes (or in a few cases, why no change is proposed). New information in this section is bolded for clarity.

Mr. Grittmann noted as before, the Commission is not expected to address the boundaries of the districts. The Comprehensive Plan’s recommendations are to retain the existing zoning pattern, with the primary change being a consideration of integrating more residential development into the commercial zones.

Mr. Grittmann provided the relevant Comprehensive Plan language, and the two zoning districts for review, along with the table-form amendments as noted above. The Planning Commission is asked to provide comments and thoughts on the proposals at the meeting and public hearing, after which staff will prepare formal ordinance amendments for City Council consideration.

Staff recommends approval of the proposed amendments to the Commercial and Light Industrial zoning districts as reflected in the provided ordinance redline version, with final comments and edits from the Commission following the public hearing.

1 Chair Socha referred to the light industrial section (152.141) under permitted uses – motor  
2 vehicle repair – no junked, inoperable or unlicensed vehicles can be kept on the property. She  
3 believes this is vague. Mr. Grittmann stated “kept” does not have a definition but the intent is  
4 they would not be on the property. In other communities, without this type of language  
5 vehicles are stored for parts. These types of vehicles would not be allowed on the property.  
6

7 Commissioner Kukendall referred to a yard on Stinson between 33<sup>rd</sup> and 29<sup>th</sup> that this may  
8 apply to. He has seen vehicles there but does not know the status of those vehicles. Chair  
9 Socha stated she believes they would be grandfathered in and she is familiar with that  
10 property. Commissioner Kukendall suggested adding abandoned to the section. Chair Socha  
11 suggested adding the words that are not actively undergoing repairs.  
12

13 Commissioner Rude asked about someone restoring a truck or bus and taking their time. Chair  
14 Socha stated perhaps adding 24 hours to the verbiage. Mr. Grittmann stated the City would not  
15 know if it is being worked on or not and the burden would be on the City to prove.  
16 Commissioner Rude asked if we want vehicles being worked on outside. Commissioner  
17 Morita stated it may be better leave it as it is and adding verbiage would create a loophole.  
18 Mr. Grittmann suggested it can apply to vehicles parked outside. Chair Socha agreed.  
19 Commissioner Rude suggested leaving it as it is because if it isn’t outside we wouldn’t know.  
20 The consensus was to leave the wording as it is currently.  
21

22 Chair Socha stated she liked the wording regarding EV charging stations.  
23

24 Chair Socha closed the public hearing at 7:30 p.m.  
25

26 Motion by Commissioner Morita, seconded by Commissioner Hendrickson, to recommend  
27 approval of the proposed amendments to the Commercial and Light Industrial zoning districts  
28 as reflected in the ordinance redline version.  
29

30 **Motion carried 7-0.**

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32 **IV. STAFF REPORTS.**  
33

34 Mr. Grittmann noted Council acted on the recommendation for the application for a  
35 comprehensive plan amendment. The Council expressed appreciation for the Planning  
36 Commission’s work.  
37

38 Mr. Grittmann asked if a planning commissioner is interested in presenting the fence cup to the  
39 City Council on April 12, 2022. Mr. Grittmann will attend and present.  
40

41 Mr. Grittmann noted the zoning map will be reviewed by the City Council.  
42

43 Commissioner Rude stated properties may need to be torn down to make way for higher  
44 density buildings. Chair Socha clarified the Urban Growth Mobile Home Community is  
45 currently zoned as single family which is not consistent with the zoning or Comprehensive  
46 Plan. The suggestion was it be rezoned in the future.

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**V. OTHER BUSINESS – NONE.**

**VI. COMMUNITY FORUM.**

No one appeared to address the Planning Commission.

**VII. INFORMATION AND ANNOUNCEMENTS.**

**VIII. ADJOURNMENT.**

Motion by Commissioner Rude, seconded by Commissioner Morita, to adjourn the meeting at 7:40 p.m.

**Motion carried 7-0.**

Respectfully submitted,  
Debbie Wolfe  
*TimeSaver Off Site Secretarial, Inc.*