

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
RREGULAR MEETING MINUTES
THURSDAY, MAY 3, 2018
6:15 P.M.**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:16 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Trisha Hamm, Commission Vice-Chair

Tom Sonnek, Commission City Council Liaison

Chris Bathurst, Commissioner

ABSENT

Michael Stahlmann, Commissioner

Rick Gelbmann, Commissioner

John Wahl, Commissioner

Allan Worm, Commissioner

STAFF

Erin Perdu, City Planner

Karin Derauf, Commission Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commission Vice-Chair Hamm, and seconded by Commissioner Wahl, with all present voting aye (6-0). Motion carried to adopt the May 3, 2018 Agenda.

IV. APPROVAL OF MINUTES

Motion to approve Minutes by Commissioner Stahlmann, and seconded by Commission Vice-Chair Hamm, with all present voting aye (6-0). Motion carried to approve the April 5, 2018 regular meeting minutes as submitted.

V. MEETING OPEN TO THE PUBLIC

None.

VI. PUBLIC HEARINGS

A. 2040 North St. Paul Comprehensive Plan

City Planner, Erin Perdu stated that the complete Comprehensive Plan is now ready for Public Hearing and a recommendation to the City Council for an adjacent community review. Previous

feedback from the Planning Commission has been incorporated in to the Draft, as well as comments from the City Council. The comments from City Council were similar to the Planning Commission comments. Formatting has been updated, as well as grammatical changes. The adjacent community review period is up to 6 months as per statute, however, if they review and return comments prior to that, then the City can move on. Once all the comments are received, the Planning Commission will review and make any necessary changes deemed necessary. The Metropolitan Council gets a chance to review the Draft Plan. After their review and comments, the Plan then comes back to the Planning Commission. There may be changes that are required to be made as per the Metropolitan Council; however, there may be some advisory comments from them as well. A final recommendation will then be made to City Council.

Public Hearing opened at 6:29 p.m.

Resident, John Schmalz, commented that the meeting was disappointing as he was expecting a more high tech presentation for the Comprehensive Plan. He also expressed concern in regards to Chapter 10, page 10, the map of Parks and Trails. At the upper left hand corner of the map (NW), the paths are in yellow on the key, however, there is a particular path that doesn't exist, from Buhl Avenue to the lift station at Casey Lake Park that is indicated on the map. There is another path that does exist, however, is not shown on the map. There are dotted lines on the map which indicate proposed trails, however, there are multiple areas on the map that are not purposed trails, but actually exist. Mr. Schmalz indicated that the map of Parks and Trails needs to be updated to correctly reflect the realized versus proposed tails that are in North St. Paul. He also expressed concern regarding signage for the trails, indicating that the signs need to be placed and/or accurately reflect where the trails are.

Resident, Dave Nelson, commented about Southwood Park in regards to removing buckthorn and opening up the paths. He indicated that it would be nice to provide the trails with signage, and make them for walking only. He expressed that he would like the City to have a form of an online trail-cam at a website called Cedar Creek which is a mapping site to monitor various items in the park, for example, bird houses and other wild life. This monitoring process is something the City would have to sign up for.

Public Hearing closed at 6:43 p.m.

Chair Barton discussed the map in Chapter 10, page 10, and wanted the schools indicated on that map as well.

Commissioner Stahlmann referenced Chapter 7, page 8, under the Policies section, bullet point number 4, on Transportation, it mentions support of construction for pedestrian and bike links, however, there is nothing indicated the Downtown Master Plan portion starting on page 10 of Chapter 7 that there are plans for bike trails. Commissioner Stahlmann, wants to know how Downtown is connected to the bike trail. Planner Perdu stated that the text of goals was pulled from other documents.

Commissioner Stahlmann inquired as to whether or not Margaret Street is part of the updated maps indicating this as a trail route in the Transportation Chapter 8, page 33.

Planner Perdu indicated that the map in Chapter 8, page 33 shows an existing Tier 1 Facility for both pedestrians and bicycles because there is already a sidewalk there, but not necessarily a

defined bike trail. It doesn't distinguish between pedestrians and bicyclists. Council Liaison Sonnek asked what is meant by the terminology "bike path or bike lane", and whether or not Tier 1 includes both bike path and pedestrian path, as a sidewalk. Planner Perdu stated there is not a distinction, however, the definition of Tier 1 can be expanded to indicate its meaning. Council Liaison Sonnek inquired as to whether or not there was an agreement in the Margaret Street over pass reconstruction to include a bike lane. Chair Barton stated that the City needs to have a clear definition of what is a sidewalk, hiking or biking trail, multi-use trail, and motorized versus non-motorized vehicles such as, an electric bike, or motorized wheel chair.

Chair Barton indicated that both of the maps in Chapter 8, page 33 and Chapter 10, page 10, need to be cohesive and also should possibly include other amenities. Planner Perdu, stated that the Planning Commission can continue to discuss the Comp Plan discrepancies during and after the 6 month adjacent community review and she would like to invite Adam Smith to come back and review these two chapters with the Planning Commission. She will also have Debra Gustafson, with the Parks and Recreation Commission review these chapters again and give her input.

Chair Barton moved on to discussed Chapter 9, page 13, bullet point number 3, and wants the sentence to include not just open spaces, but also the term "waters" added to the end of the sentence.

Chair Barton discussed Chapter 8, page 22, section 2.4.2, bullet point 1, sub-bullet point 2, regarding the south bound lane of Highway 120 turning left at the intersection of highway 120 and 17th Avenue, into Oakdale. Planner Perdu stated that this was intentional and she will double check with Adam Smith regarding this being included. Planner Perdu explained that this was an item that was indicated in the Highway 120 Access Study, and that is why it is being addressed in the Comprehensive Plan.

Commissioner Gelbmann discussed the purpose of the Comprehensive Plan. He indicated one of the key elements is the interchange at Highway 120 and Highway 36 to bring the public into the City of North St. Paul. There doesn't seem to be anything in the Transportation Chapter that draws attention to that interchange as a means to pull travelers into Downtown North St. Paul. Council Liaison Sonnek pointed out Chapter 8, page 55 in terms of the interchange and that it is currently not funded, however, it is a top priority for the City and efforts are underway to secure funding. Commissioner Gelbmann would like a statement along with this to reflect the importance of these efforts and why. Chair Barton agrees and feels that it would be important to include this in other chapters as well, so this idea is not isolated in the Transportation Chapter. Commissioner Wahl indicated that one way to draw attention to areas of importance in the Comprehensive Plan was to include clickable links directly in the text that would lead the reader to key ideas of importance which would not only highlight the text, but also take the reader to another area in the document for further reading, or even a separate page of goals for example.

Chair Barton commented on Chapter 10, page 10, Country Club Park at the south end of town is not identified on the map.

Chair Barton also commented on Chapter 5, page 21, the columns on the far right of the chart, do not line up.

Chair Barton also comments on Chapter 3, page 12, Figure 3-11 shows about 25% Hispanic for the City, Figure 3-10 on the previous page shows zero Hispanic racial demographics. Planner Perdu stated that this is from two different sources of data, and should give further explanation.

Chair Barton asked a question regarding Chapter 4, page 16, last paragraph. Planner Perdu directed her to the redevelopment map in Chapter 4, page 19, and explained that all sites in the categories are “likely” to redevelop, so if you add more medium density the overall density decreases because most sites are high density, thus causing overall density to go down. Planner Perdu will indicate this in the text to redirect the reader to look at the map on page 19 in Chapter 4.

Chair Barton moved on to Chapter 6, page 2, Table 6.2 should match the paragraph above the table stating that the chart uses the 2000 and 2010 census as a baseline. Commissioner Worm inquired as to what these percentages mean. Planner Perdu stated she had a discussion regarding these tax rates and indicated it is a very complicated formula in relation to the tax levies. The important thing to note is to understand the trend as it relates to comparable cities.

Chair Barton brought attention to Chapter 6, page 10, Table 6-9. She questioned whether the total households are correct at 8,787. Planner Perdu stated that the number does not look correct and she will review the numbers. The ESRI on the Table indicates that the data comes from GIS mapping.

Chair Barton recommended a Parks and Trails Master Plan that would be more relatable to the rest of the Comprehensive Plan in terms of what these amenities would mean to the City. She pointed out Chapter 6, page 18, number 3, West End Housing and Redevelopment district, and indicated that developing a neighborhood park for the surrounding residential area is something that could be incorporated into a potential Parks and Trails Master Plan. She is also suggesting an ADA Transition Plan for the parks and trails. Planner Perdu agrees that is a logical next step.

Chair Barton next pointed out Chapter 15, page 15, Colby Hills Park and wanted the short-term “x” on the chart moved to the medium-term column rather than the short-term column as the redevelopment of the park should come first, and then the replacement of the playground equipment should come after.

Commissioner Gelbmann moved on to Chapter 15, page 19, Surface water, 9th item regarding evaluating Silver Lake levels. It should read “inflows and outflows”, not just outflows.

Commissioner Gelbmann mentioned Chapter 12, page 13, regarding the large volume of users and to target them for reduction of water use. This can be added on page 18 in Chapter 12 in the Education and Outreach section at the bottom of the page.

Chair Barton reviewed Chapter 9, page 13 and the section on Economy and Society goals indicating that this goal is very general in terms of future plans and the issue was mentioned about water replacement other than bottled water if there was an emergency. How is the City planning for any emergency services regarding the water supply? Also, can an idea like a water reduction rebate program be explored?

Chair Barton turned attention toward Chapter 15, and the Council comments regarding the discussion about the chapter being in reference to “short term”. Planner Perdu commented about the connection of Chapter 2, the goals and the strategies, and how they relate to Chapter 15. Council Liaison Sonnek reiterated what Planner Perdu stated, and extended the comment that the council needs to clarify what the Implementation Chapter 15 actually means. Council Liaison Sonnek stated that he interprets the Implementation Chapter, from a Comprehensive Plan level,

as inspirational, and that is why Council has these retreats to discuss their efforts on what can be implemented is in this chapter.

Commissioner Worm pointed out Chapter 1, page 2, the title of Chapter 12 is water supply, not water supple, and also that all the Tables in Chapter 3 are labeled as Figures. The rest of the Comprehensive Plan calls these items Tables as well. He also pointed out that the road name for Century Avenue should be consistent throughout the document.

Commissioner Worm also pointed out Chapter 3, page 10, Figure 3-8 along with the statement in the paragraph referencing “below 185 percent of the poverty line”. Discussion surrounded this statement along with Figure 3-8 and the chart on page 9, Figure 3-7 in relation to the poverty rates, and what the correct percentage should be for page 10. Planner Perdu indicated that she will review the numbers to ensure they are correct.

Chair Barton discussed Chapter 8, page 33, and the map indicating priority intersections. The Mayor wanted two intersections added at County Road B and Century Ave and County Road B and Margaret. Planner Perdue referred to the map and pointed out that those intersections were added as priority points. Chair Barton suggested also adding Holloway and Century Avenue as a priority intersection.

Commissioner Wahl commented on Chapter 9, page 3, and wanted to add information regarding Star Watching to the EAC section for an item they may pursue in the future.

On completion of the review of the Comprehensive Plan by the Planning Commission, a motion was made by Commissioner Gelbmann and seconded by Commission Vice-Chair Hamm to recommend that City Council approve the 2040 North St. Paul Comprehensive Plan for adjacent community review, with all present voting aye (6-0). Motion carried to recommend to City Council the adjacent community Comprehensive Plan review.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

None

VIII. REPORTS FROM STAFF

None

IX. REPORTS FROM COMMISSIONERS

Council Liaison, Tom Sonnek, reported on several items that included a new public warning emergency siren was installed on the City Hall building this week. Tom also reminded the Planning Commission that there will be a review of the IUP issued to resident, Tony Eiden. He also stated that WSB will be putting a study together that will further address the interpretation of the Ordinance to ensure that residents remain in compliance. The Planning Commission will be reviewing the Ordinance as well.

Liaison Sonnek indicated that there will be a public gathering on Wednesday, May 9, 2018 for discussion of another sidewalk option in relation to the Lake Boulevard street project. He then indicated that the Public Hearing is scheduled for the May 15, 2018 City Council meeting. There was a brief discussion surrounding the sidewalk options.

He mentioned there will be mill and overlay work being done this summer on 11th from McKnight Ave. to Castle Ave. and 12th Avenue from Helen Street to Margaret Street. Helen Street from 12th to 17th Avenues is also included in this project.

Council Liaison Sonnek also briefly discussed the Anchor Block location and that Pulti Homes has shown some interest in the property, and Liaison Sonnek also gave mention to the Fire Department and Dustin Kalis for catching a baby during an apartment building fire.

He also stated that the City is conducting an analytical study for performance metrics of departmental work being produced by the City staff to take a look at the value we are creating for the residents in the City.

Commissioner Gelbmann reported on the successful Silver Lake clean up even though it was delayed and the lake still had ice cover.

X. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Gelbmann, and seconded by Commissioner Wahl, with all present voting aye (6-0). Motion carried to adjourn the meeting at 8:36 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, June 7, 2018 at 6:15 p.m.

Members, please notify any planned absences to: Karin Derauf
Planning Commission Secretary
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