

1 CITY OF ST. ANTHONY
2 PLANNING COMMISSION MEETING
3 NOVEMBER 15, 2022
4 7:00 p.m.
5

6 **CALL TO ORDER.**

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

10 **PLEDGE OF ALLEGIANCE.**

11
12 Chair Socha invited the Commission and the audience to join her in the Pledge of Allegiance.
13

14 **ROLL CALL.**

15
16 Commissioners Present: Chair Socha, Commissioners Erickson, Gaveske, Hendrickson
17 (arrived at 7:08 p.m.), Kukendall, and Morita.
18

19 Absent: Commissioners Rude.
20

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

25 **I. APPROVAL OF THE NOVEMBER 15, 2022 PLANNING COMMISSION MEETING**
26 **AGENDA.**

27
28 Motion by Commissioner Morita, seconded by Commissioner Gaveske, to approve the
29 November 15, 2022, Regular Planning Commission Meeting Agenda.
30

31 **Motion carried 5-0.**
32

33 **II. APPROVAL OF THE SEPTEMBER 20, 2022, REGULAR PLANNING COMMISSION**
34 **MEETING MINUTES.**

35
36 Motion by Commissioner Erickson, seconded by Commissioner Morita, to approve the
37 September 20, 2022, Regular Planning Commission Meeting Minutes.
38

39 **Motion carried 5-0.**
40

41 Commissioner Hendrickson arrived at 7:08 p.m.
42

43 **III. PUBLIC HEARING.**

44
45 **A. 2919 Silver Lane Variance – Side/Back Yard Setback**
46

47 Chair Socha opened the public hearing at 7:08 p.m.
48

1 City Planner Gritman reviewed the applicant proposes to construct an additional shop/garage
2 to the northwest side of an existing home at 2919 Silver Lane NE. The proposed garage would
3 be an additional 20 by 27 feet in size, adjoining the north property line. Because of the north
4 property line is defined by the zoning ordinance as the rear lot line, the required setback
5 would be 25 feet. The applicant is seeking a variance to this aspect of the Zoning Ordinance,
6 redefining the rear yard as the west property line, and the subject north line as a side yard. A
7 site location map was provided for Commission review. An aerial photo and county mapping
8 was also shown.

9
10 A complicating factor in this request is that the applicant has provided a hand-drawn site plan
11 that projects a 14-foot setback from the corner of the new garage to the north property line,
12 consistent with the zoning ordinance's requirement for a 5-foot side yard setback. However,
13 the applicant's plan varies significantly from Ramsey County GIS mapping, which shows
14 only about 20 feet of space between the existing building and the actual boundary. With a 5-
15 foot building separation, and even if approved, a 5-foot side yard setback requirement, only 10
16 feet of garage width would be possible.

17
18 Staff has notified the applicant that he will need to provide additional evidence of property
19 description – presumably by a survey. Even with the variance redescribing the side yard, the
20 proposed 20-foot-wide building would appear to encroach onto the neighbor's property by 5
21 feet, more than merely violating the side setback.

22
23 Without this additional evidence, staff recommends denial of the North property line setback
24 encroachment as proposed. Staff has reviewed for height, use, other setbacks and impervious
25 surface; and the request appears to meet all other code requirements. The proposed impervious
26 surface would be just under 26.5%, within the allowance for up to 35% coverage.

27
28 The Planning Commission was asked to consider two staff recommendations. Motion to
29 recommend denial of the request for side yard/setback variance at 2919 Silver Lane, based on
30 the following finding: This recommendation is based on a finding that the proposed addition
31 is based on a site plan that appears to overstate the available buildable area, compared to
32 Ramsey County mapping records. As such, the building would be unable to meet the required
33 setbacks (even if the variance were to be approved) and may encroach onto neighboring
34 property.

35
36 The other option would be a motion to recommend tabling of the request for side yard/setback
37 variance at 2919 Silver Lane, based on the following finding. Provide the applicant time to
38 supplement the record with property size information, such as a survey, documenting the lot
39 lines and layout as proposed.

40
41 Commissioner Gaveske asked if this falls within Ramsey County and Mr. Gritman stated it
42 does.

43
44 Chair Socha asked if the mailbox is on Silver Lane. Mr. Gritman stated it is irrelevant where
45 the mailbox is and it is the front door that indicates the front of the lot. The front door and
46 primary entrance is off Silver Lane.

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Commissioner Morita asked if staff’s concern is the property line and Mr. Grittmann stated that is true.

Commissioner Erickson asked about the test of approving a variance – giving owner reasonable use of the property. Mr. Grittmann stated it would be possible to construct a garage on the west side of the property (side yard).

Chair Socha asked what percentage of the property would be impervious and Mr. Grittmann stated the applicant would be in compliance as far as impervious.

Mr. Chad Olson, 2917 Silver Lane, St. Anthony stated he read in the code that the mailbox defines the front of the yard. His neighbor recently had a survey done and Mr. Olson has that information. Staff’s description of the request was very good. He will ask his neighbor for the information on the survey and submit to the City.

Chair Socha closed the public hearing at 7:19 p.m.

Mr. Grittmann stated the survey would be accepted as evidence as to the property line.

Commissioner Morita asked if it could move forward if the survey information is provided and in compliance upon Staff’s review.

Motion by Commissioner Morita, seconded by Commissioner Hendrickson, to recommend the City Council approve the request contingent upon staff’s receipt and review of a survey. If not acceptable the request will be tabled and brought back to the Planning Commission within one year.

Motion carried 6-0.

IV. STAFF REPORT - NONE.

V. OTHER BUSINESS.

A. 2023 Planning Commission Workplan.

City Planner Grittmann reviewed the proposed 2023 Work Plan for the St. Anthony Village Planning Commission. The 2022 Accomplishments were also reviewed. There will be a joint meeting with the City Council Tuesday, November 29, 2022. Mr. Grittmann also included a list of Emerging Trends and Issues that may come up as options on how to respond and/or set policy.

Chair Socha brought up the gas station location behind Cub Foods and requested it be added to the list. Mr. Grittmann stated that will be a topic at the joint meeting with Council. Staff will provide an agenda and report for that meeting. Commissioner Erickson suggested ideas for attracting businesses to St. Anthony be included. Chair Socha stated one idea would be for

1 Mr. Grittmann to go through the City Code to see if there are items that may not be as friendly
 2 to businesses as it could be. Commissioner Erickson suggested exploring some of those areas.
 3 Mr. Grittmann stated it would be a joint effort between Planning Commission and the City
 4 Council. Commissioner Morita suggested the code relating to tap rooms, taverns, distilleries
 5 be reviewed. Commissioner Gaveske asked if there could be some collaboration between the
 6 Planning Commission and the Chamber of Commerce.

7
 8 **VI. COMMUNITY FORUM.**

9
 10 No one appeared to address the Planning Commission.

11
 12 **VII. INFORMATION AND ANNOUNCEMENTS.**

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 14 The next Planning Commission Meeting will be held on December 20, 2022.

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 16 **VIII. ADJOURNMENT.**

17
 18 Motion by Commissioner Morita, seconded by Commissioner Erickson, to adjourn the
 19 meeting at 7:50 p.m.

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 21 **Motion carried 6-0.**

22
 23
 24 Respectfully submitted,
 25 Debbie Wolfe
 26 *TimeSaver Off Site Secretarial, Inc.*