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2 CITY OF ST. ANTHONY
3 PLANNING COMMISSION MEETING
4 JANUARY 17, 2023
5 7:00 p.m.

6 **CALL TO ORDER.**

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

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10 **PLEDGE OF ALLEGIANCE.**

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

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14 **ROLL CALL.**

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

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19 Absent: None

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21 Also Present: City Planner Stephen Grittman, Assistant to the City Manager Nicole
22 Miller, and Student Liaison Alayna Peterson.

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25 **I. APPROVAL OF THE JANUARY 17, 2023 PLANNING COMMISSION MEETING**
26 **AGENDA.**

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28 Motion by Commissioner Morita, seconded by Commissioner Erickson, to approve the
29 January 17, 2023, Regular Planning Commission Meeting Agenda.

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31 **Motion carried 7-0.**

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33 **II. APPROVAL OF THE NOVEMBER 15, 2022, REGULAR PLANNING COMMISSION**
34 **MEETING MINUTES.**

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36 Motion by Commissioner Erickson, seconded by Commissioner Morita, to approve the
37 November 15, 2022, Regular Planning Commission Meeting Minutes.

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39 **Motion carried 7-0.**

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41 **III. PUBLIC HEARING - NONE.**

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43 **IV. STAFF REPORT.**

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45 A. Agenda Cover Memo

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47 City Planner Grittman reviewed this evening there are no pending applications for hearing or
48 review. The Code Review Committee is working on additional code amendments that will
49 come to the Commission as part of an upcoming hearing date.

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Three documents are provided to the Commission with the first being a copy of the 2023 Planning Commission Work Plan that was reviewed in draft form last November 2022. The second is a collection of draft materials that will be incorporated into the City’s Goal Setting activities. There are three components to the Goal-Setting materials: (1) a PowerPoint that summarizes the 2022 accomplishments, and ongoing or upcoming activities; (2) an “Emerging Issues” chart that identifies planning-related elements the City is likely to encounter in the next few years; and (3) an Implementation Matrix for tasks that were directed by the adoption of the 2040 Comprehensive Plan along with status updates for the planning-related activities.

Mr. Grittmann welcomed comments and questions relating to these items. The Commission Chair is also invited to participate in the Goal Setting sessions, and we can raise suggestions and questions as appropriate.

The third set of documents is a collection of Planning Commission training materials, many of which are familiar to the Commissioners. Since the current Commissioners are returning for 2023, no particular orientation time has been planned. The documents are provided for review and discussion of any of the parts at an upcoming meeting. A more structured presentation can be prepared if the Commission desires and presented at a future meeting.

B. Work Plan Discussion.

Mr. Grittmann provided a copy of the St. Anthony Village Planning Commission Proposed 2023 Work Plan including General Items and Specific Tasks for 2023; and 2022 Recap. There is one development plan that will be reviewed at the February meeting. Mr. Grittmann reviewed the Specific Tasks for 2023. If any Commissioners have any information or articles to share with the Commission it should be sent to Mr. Grittmann or Ms. Miller for distribution. Work sessions will be scheduled as necessary. There will be at least one work session with the City Council scheduled. One addition to the list is Residential Parking and Storage regulations and rules. This is a living document and will be used as an outline going forward.

Commissioner Morita asked how the topics are added to the list and Mr. Grittmann stated some of the topics flow from the Comprehensive Plan or from the Code Review Committee, that meets monthly. Occasionally a topic comes from the City Council.

Commissioner Rude asked when the Comprehensive Plan is next updated. Mr. Grittmann reviewed the Met Council’s process. The 2050 plan is to be completed by 2028. The City Council should begin updating in 2026-2027. It is updated every 10 years.

Chair Socha asked how the changes made are communicated to the public. Ms. Miller stated that communications via the website, newsletter and social media are all used to explain the why’s and what has changed in the code to the community.

Councilmember Rude stated traffic will be addressed in 2023. He feels use of the road is related to what type of property will be there. When 37th and Silver Lake Road is shut down

1 the traffic will use the side streets. Zoning is tied to the traffic corridor. Mr. Grittman stated
2 land use and transportation are connected. Some communities have regular transportation
3 reports to the Planning Commission. Mr. Grittman will review with the City Manager and the
4 City Engineer further.

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6 C. Goal Setting Report.

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8 The goal setting session is scheduled for next week for 3 days. Chair Socha has been invited
9 to attend. Every department reports to the group. All issues are pulled through the discussion
10 and decided by the City Council. A series of goals are created into the pyramid that is put
11 together. Mr. Grittman provided the Planning items that will be reviewed at the Goal Setting
12 Session.

13
14 Mr. Grittman presented a PowerPoint - 2022 Planner's Report including:

- 15
16 - Year in Review – Private Applications.
17 - Year in Review – City-Initiated Projects.
18 - Looking Forward.
19 - Examples of Upcoming Planning Commission Activity.
20 - Potential Planning Applications and Review.
21 - Emerging Issues.

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23 A Matrix showing items and time frame for Land Use and Zoning Topics, General, and
24 Transportation Topics,

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26 Portions of the St. Anthony 2040 Comprehensive Chapter 10: Implementation were also
27 provided. A matrix showing Comprehensive Plan Action or Strategy / Who is responsible and
28 Progress Notes for the Planning Commission items was provided.

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30 Emerging Issues do not always get resolved within a year and keep reoccurring on the list.

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32 Commissioner Morita asked in the transportation topics is 2-5 years the right timeframe for
33 autonomous and electric vehicles. Mr. Grittman stated it could be 0-20 years. This item
34 relates to how these vehicles are serviced and maintained and public and private charging
35 stations. The technology is changing every year.

36
37 Commissioner Hendrickson asked where the City is at assessing EV charging stations on
38 public city property and the transition of city-owned vehicles. Mr. Grittman stated he does not
39 have the answer at this time but he will research and report back to the Commission.

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41 Chair Socha asked what Mr. Grittman meant by “when we encounter this issue”. It seems like
42 people have their own charging stations this seems to be more of an issue we should be
43 proactive. Mr. Grittman stated when he thinks of this issue he thinks about the likely land use
44 issues for the technology. EV charging has been added to the commercial zoning district.
45 Chair Socha stated this is more an issue of funding. Would the Commission like her to bring
46 this up at the goal-setting session. Should EV charging stations be set up within the City.

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Commissioner Morita asked if this issue came up in the city-wide survey.

Commissioner Hendrickson noted some advertising is done on the EV charging stations that would help pay for the stations. This would be an asset to the community and could be fund-generating to the City. There is so much grant funding available and she wouldn't want to see the City miss out.

Chair Socha stated her EV is older and she would love it if there were more charging stations available. There is some use for it now.

Commissioner Morita stated we should start thinking about ways to encourage EV vehicles in the City. The City should be thoughtful and proactive about EV vehicle charging stations.

Commissioner Rude stated with multi-family housing could the City require them to have EV charging stations. He feels this is not a City issue but up to the developer to see if it is needed.

Chair Socha will raise it at the Goal-setting session and asked Mr. Gritman to add it to the agenda.

Commissioner Erickson stated he does not know much about EV charging stations but would this be something a gas station could offer charging stations. Mr. Gritman stated there were changes made to the Code to allow for EV charging stations. That problem is solved from a Code side. There are private issues that need to be dealt with. The time spent at the charging station is longer than a gas station. They tend to be near stores where the owners can do something else while their vehicle is charging.

Commissioner Hendrickson asked what happens to underutilized office space. As leases expire some owners may want to use the space for other things. She also suggested access parking be discussed. Another emerging trend is roof-top gardens. She does not know where we are with the ULI district. She shared her idea for the city-owned property. She suggested a daycare usage at the gas station site. It would be an additional business and would involve greenspace.

Chair Socha stated there is a shortage of daycare. This is an interesting thought. Commissioner Kuykendall stated he recalls a proposal did come in for a daycare on that site at one time.

Commissioner Hendrickson asked Mr. Gritman if he has heard anything about the Gateway South District. Mr. Gritman stated over several months he hears from the leasing agent occasionally. They have had various tenant opportunities but not a lot of re-development opportunities. He would expect to see re-development in the future.

Commissioner Rude suggested beautification of the City be added to the discussion. Driving on Hwy 88 that is not a good reflection of the community. Some landscaping could be added or incentives for owners to do something with the property.

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Commissioner Erickson stated encouraging beautification would be a benefit to the City.

Chair Socha stated enforcing the Code is important but it makes it difficult to require people to beautify their property monetarily.

Commissioner Rude suggested a contest to beautify their properties. Just don't want things to get worse.

Chair Socha summarized the requests for her to bring up at the goal setting meeting.

D. Planning Commission Training Documents.

Mr. Grittmann provided training materials on Planning and Zoning Basics. This is information for Planning Commissioners and others interested in the regulation of land use in Minnesota. This information was written by Northwest Associated Consultants, Inc.

A PowerPoint was provided titled St. Anthony Village Planning Commission Orientation. Included in the PowerPoint was information on Planning and Zoning Introduction, Meeting Conduct – Roberts' Rules of Order, Comprehensive Plan, Zoning and Zoning Ordinances, Conditional Use Permits, Interim Use Permits, Variances, Decision-Making, Findings, 60-Day Rule, Subdivisions and Plats, Planned Unit Development, and Nonconformities.

Commissioner Morita thanked Mr. Grittmann for the information. He does not necessarily need another training session but perhaps add to a future agenda to bring up questions.

Chair Socha stated she appreciates the information.

V. OTHER BUSINESS - NONE

VI. COMMUNITY FORUM.

No one appeared to address the Planning Commission.

VII. INFORMATION AND ANNOUNCEMENTS.

Mr. Grittmann stated the maps on the back wall of the Council Chambers were part of the Students in Government Program. The student liaison Alayna Peterson was part of that program.

Ms. Peterson stated it is their AP Government Class that students could sign up for the day trip to the City. They toured the City facilities.

The next Planning Commission Meeting will be held on February 21, 2023.

VIII. ADJOURNMENT.

Planning Commission Regular Meeting Minutes

January 17, 2023

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Motion by Commissioner Rude, seconded by Commissioner Rude, to adjourn the meeting at 8:10 p.m.

Motion carried 7-0.

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