

1
2 CITY OF ST. ANTHONY
3 PLANNING COMMISSION MEETING

4 MARCH 16, 2021
5 7:00 p.m.
6

7 **CALL TO ORDER.**

8
9 Chairperson Westrick called the meeting to order at 7:00 p.m.
10

11 **PLEDGE OF ALLEGIANCE.**

12
13 Chairperson Westrick invited the Commission and the audience to join her in the Pledge of
14 Allegiance.
15

16 **ROLL CALL.**

17
18 Commissioners Present: Chair Westrick, Commissioners Socha, Kuykendall, Erickson, and
19 Morita.
20

21 Absent: Commissioner Rude
22

23 Also Present: City Manager Yunker and City Planner Stephen Gritman
24

25 **I. APPROVAL OF THE MARCH 16, 2021, PLANNING COMMISSION MEETING**
26 **AGENDA.**
27

28 Motion by Commissioner Morita, seconded by Commissioner Erickson, to approve the March
29 16, 2021, Planning Commission agenda.
30

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

33 **II. APPROVAL OF THE JANUARY 19, 2021, REGULAR PLANNING COMMISSION**
34 **MEETING MINUTES.**
35

36 Motion by Commissioner Erickson, seconded by Commissioner Morita, to approve the
37 January 19, 2021, Regular Planning Commission Meeting Minutes.
38

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

41 **III. PUBLIC HEARING.**
42

43 **A. Amendment to Zoning Ordinance Section Relating to Accessory Building**
44 **Regulations in All Zoning Districts.**
45

46 Chair Westrick reviewed how the public hearing will proceed this evening.
47

48 Chairperson Westrick opened the public hearing at 7:05 p.m.
49

1
2 City Planner Grittmann reviewed City planning staff is proposing an amendment to the City's
3 Accessory Building regulations that impact a series of current zoning ordinance sections,
4 including Zoning Ordinance Definitions (Section 152.08), and Accessory Buildings text
5 (Section 152.176).

6
7 The definitions (Section 152.08) have been reworked to establish a (slightly revised)
8 definition for Accessory Buildings generally, deleting most references to "structures" and then
9 adding sub-categories of accessory buildings due to differential treatment of each type in the
10 following text. Those proposed categories are Accessory Building – Garage; Accessory
11 Building – Major; and Accessory Building – Minor. The terms related to "garden sheds",
12 "gazebos", etc. have been utilized only as examples to remove any implication that they are a
13 separate category of Accessory Building.

14
15 The Garage definition is taken largely from the existing code, modified with the door-size
16 discussion. The code treats garages and other accessory building differently in a few cases,
17 thus the use of the Accessory Building is relevant in this case.

18
19 A definition has also been added for "Accessory Use", drawn from other resources, so as to
20 distinguish between use and building. Similarly, definitions have been added for "Principal
21 Building" and "Principal Use", currently missing from existing text, again common language
22 drawn from other sources.

23
24 Mr. Grittmann reviewed the proposed changes in detail. The changes reviewed at the Planning
25 Commission Work Session were incorporated into the changes.

26
27 Several alterations were made from the prior version of Section 152.176 Accessory Buildings,
28 including language, removal of duplicate provisions, and reorganization of some of the
29 existing and proposed text.

30
31 The organization is now structured more clearly as follows:

32
33 (A) This text section now refers to the Accessory Building allowances in each of the various
34 districts.

- 35 1. Section 1 refers to requirements in the R-1 and R-1A Districts (the Single-Family
36 zoning districts). Items (a) through (f) limit number of buildings (including buildings
37 by type), and other standards that apply to the single-family areas.
- 38 2. Section 2 refers to requirements for the attached or multiple family districts (R-2, R-3,
39 and R-4).
- 40 3. Section 3 refers to standards for the Commercial and industrial districts.
- 41 4. Section 4 was deleted from this subsection, as building materials requirements will
42 now vary between single family and other uses.

43
44 (B) Through (F) are largely drawn from existing text, with minor adjustments.

45 (G) and (H) distinguish the treatment of building materials and trash enclosures between
46 single family and on-single family uses.

1 (L) is deleted from prior proposed text.

2 (I) is the table of dimension and other standards that apply to Accessory Buildings and/or
3 uses, depending on Yard, Type, and Zoning District. The specific standards that apply to R-
4 1A (shoreland) uses are also listed here – most of these regulations are missing or unclear
5 from current code.

6
7 The applicable Code Sections are Title XV Land Usage, Chapter 152 Zoning Code, Section
8 §152.008 provides definitions related to Zoning. Title XV Land Usage, Chapter 152 Zoning
9 Code, Section §152.176 Dynamic Displays regulates the construction and use of electronic
10 dynamic display signs by Conditional Use Permit and sets the various performance standards
11 applicable to such signs.

12
13 Staff recommends approval of the proposed amendment to the Zoning Ordinance, due to the
14 various conflicts and/or missing components of current standards. It is the intention of staff
15 that by consolidating the regulations as proposed, they will be clearer and more easily applied
16 by staff and property owners alike.

17
18 There were no public comments.

19
20 Chairperson Westrick closed the public hearing at 7:17 p.m.

21
22 Commissioner Erickson thanked staff for providing the changes to the Zoning Code. He asked
23 if the changes were based solely on the comments from the Planning Commission Work
24 session or are they based on the Zoning Code of another City, and if so which City. Mr.
25 Gritman stated the majority of the comments were from the Work Session. The City's Code
26 Enforcement Staff also reviewed and gave input. Some of the definition changes came from a
27 number of different communities including North Oaks, Eden Prairie and Monticello.

28
29 Commissioner Socha stated the organization was much clearer. The square footage for the
30 detached garage or accessory major building, is limited to 750 sf or 80% of ground floor. The
31 previous Code stated 1000 sf or 80% whichever is less. She does not believe it makes sense
32 that an attached garage can be just as large as the principal building but not a detached garage.
33 She believes for many of the smaller homes it would be better to allow for a larger detached
34 building for storage. She would like to propose this be modified. Mr. Gritman stated the
35 previous document stated both 750 and 1000sf. He would not have an issue modifying this to
36 1000sf or 80% whichever is less.

37
38 Commissioner Morita asked if a standard two car garage was 750sf. Mr. Gritman stated a
39 standard two car garage would be 500sf. 750sf would accommodate three cars. He does not
40 believe 750sf is restrictive and that would seem adequate.

41
42 Commissioner Erickson stated most of the St. Anthony sites are more on the smaller side.
43 Most likely 1000sf would not be allowed with the setbacks. He would not be opposed to
44 either number.

45

1 Commissioner Kuykendall asked what the definition would be of an accessory building. Mr.
2 Grittmann it would be any building other than the principal.

3
4 Commissioner Socha stated a 1000sf garage seems reasonable. An attached garage can be the
5 same sf as the house.

6
7 Chair Westrick asked how many detached structures exist that are 1000sf. Mr. Grittmann
8 stated he does not know. Chair Westrick asked about the definition of garage for light trucks
9 and passenger vehicles. Mr. Grittmann stated the intent is to utilize residential garages for
10 residential vehicles. She stated she could live with 1000sf detached building.

11
12 Commissioner Morita stated he would prefer 750sf. Commissioner Morita asked if someone
13 could build a 1000sf building and it didn't violate their impervious could they submit a
14 conditional use permit. Mr. Grittmann stated there is no conditional use permit available. If the
15 Commission wishes to allow a larger building by CUP it would need to be added.

16
17 Commissioner Erickson asked what the maximum detached building code is in Minneapolis.
18 Mr. Grittmann stated he does not know. He asked if St. Anthony would be outside the norm if
19 they went to 1000sf.

20
21 Commissioner Socha suggested a motion be made and see how the vote goes.

22
23 Motion by Commissioner Westrick, seconded by Commissioner Socha, to recommend the
24 City Council approve the amendment to the Zoning Ordinance relating to Accessory
25 Buildings and Uses, deleting the current Section 152.176 and replacing it with the new
26 Section and replacing the detached building maximum to 1000sf or 100% of ground floor area
27 of principal building whichever is less.

28
29 **Motion carried 4-1(Morita opposed).**

30
31 This will come before the City Council on April 13, 2021.

32
33 **IV. STAFF REPORTS.**

34
35 Mr. Grittmann reported earlier this month the City Council voted to deny the car wash at 2701
36 Kenzie Terrace.

37
38 **V. OTHER BUSINESS.**

39
40 Mr. Grittmann stated the Planning Commission will be looking at more amendments to the R-4
41 Zoning District.

42
43 **VI. COMMUNITY FORUM – NONE.**

44
45 **VII. INFORMATION AND ANNOUNCEMENTS – NONE.**

46

1 **VIII. ADJOURNMENT.**

2

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Chairperson Westrick adjourned the meeting at 7:45 p.m.

4

5 Respectfully submitted,

6 Debbie Wolfe

7 *TimeSaver Off Site Secretarial, Inc.*

8