

OFFICIAL MINUTES
PLANNING COMMISSION
ST. LOUIS PARK, MINNESOTA
NOVEMBER 7, 2018 – 6:00 p.m.
COUNCIL CHAMBERS

MEMBERS PRESENT: Lynne Carper, Jessica Kraft, Claudia Johnston-Madison,
Lisa Peilen, Carl Robertson, Alanna Franklin (youth member)

MEMBERS ABSENT: Joe Tatalovich, Matt Eckholm (unexcused)

STAFF PRESENT: Sean Walther, Gary Morrison

1. Call to Order – Roll Call
2. Approval of Minutes: October 3, 2018 and October 17, 2018

Sean Walther, planning and zoning supervisor, noted that Commissioner Carper's absence which was noted as unexcused in the September 5, 2018 minutes was an excused absence.

Commissioner Johnston-Madison made a motion to approve the minutes of October 3, 2018 and October 17, 2018. Commissioner Peilen seconded the motion, and the motion passed on a vote of 5-0.

3. Hearings: None
4. Other Business

A. Resolution - finding sale of certain land for the SW Light Rail Transit purposes is consistent with the Comprehensive Plan

Mr. Walther presented the staff report. He explained that two parcels, one owned by the Economic Development Authority (EDA) and one by the city, are to be transferred to the Metropolitan Council for the Southwest Light Rail Transit (SWLRT) project. The EDA parcel is located at the Wooddale Avenue SWLRT station. The city parcel is located west of the Park Glen Road water tower.

Chair Robertson said the transfer definitely looks to be consistent with the Comprehensive Plan. He asked if the item would come back to the planning commission.

Mr. Walther responded the city council will take action to authorize the sale. They will consider the planning commission's finding in that decision. It will not come back to the commission for action.

Commissioner Carper asked the value of both parcels.

Mr. Walther responded he did not know the exact dollar amount. He said it is part of the city in-kind contribution toward the transit line which the city has previously committed to.

Commissioner Carper asked if staff would provide the commission with the in-kind value of the land.

Mr. Walther asked if that value could be referred to in the city council staff report and reported informally to the planning commission.

The Chair and Commissioner Carper agreed that would be acceptable.

Commissioner Peilen made a motion to approve Resolution No. 95 finding that the proposed sale of certain land by the City of St. Louis Park and by its Economic Development Authority for Southwest Light Rail Transit purposes is consistent with the Comprehensive Plan of the city. Commissioner Kraft seconded the motion, and the motion passed on a vote of 5-0.

5. Communications

Mr. Walther said the planning commission will be meeting on November 21.

A study session will follow this evening's meeting.

Commissioner Carper asked that Tom Bravo, St. Louis Park Schools, respond to him as requested at the October 3 public hearing regarding the public permit process for use of athletic fields.

Commissioner Carper said as requested at the October 3 meeting he would like an update regarding handicap parking and drop-off area in front of The Block restaurant.

6. Adjournment

The meeting was adjourned at 6:14 p.m.

STUDY SESSION

1. Comprehensive Plan update

Mr. Walther noted that the report was provided in advance of the Planning Commission public hearing on December 5, 2018.

2. Discussion: retail and service size requirements

Gary Morrison, assistant zoning administrator, reviewed past study session discussions on the topic. He said staff was now presenting for discussion a revised option that utilizes the intensity class measures currently in use in the C-1 neighborhood commercial district. He discussed the table from the staff report.

Commissioners seemed to be in agreement that the proposed changes looked reasonable.

Mr. Walther said staff was considering sharing planning commission recommendations at a city council study session before proceeding with public hearing notices.

3. Preview of upcoming agenda items

A. Mr. Morrison discussed a proposed zoning text amendment to increase ground floor area ratio in the R3 district. He discussed the analysis staff is currently working on.

B. Mr. Walther spoke about retail sales and home occupations. He discussed five proposed home occupation performance standards.

There was a discussion about scale and small entrepreneur businesses.

Mr. Walther spoke about the usefulness of having established rules in place for questions from newcomers and for enforcement when problems arise.

Mr. Morrison spoke about the gray area between a house as a single family home and the point at which a home ceases being a home as primary structure and becomes a business. He gave examples of small

businesses taking over a house. He explained how land use registration has been helpful to the city.

- C. Mr. Walther discussed variance applications going to the board of zoning appeals on November 27 for the TexaTonka mall and upcoming . He discussed proposed changes to the mall.

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Nancy Sells
Recording Secretary