

## WEST. ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Kavanaugh on Tuesday, April 16, 2019 at 7:08 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

### **ROLL CALL**

Lisa Stevens; Maria Franzmeier; Dan McPhillips; Morgan Kavanaugh, Chair; Samantha Green; Derek Leuer.

### **Absent:**

Peter Strohmeier has an excused absence.

### **Also Present:**

Melissa Sonnek, Community Development Coordinator; Ben Boike, City Planner; John Justen, City Council Liaison

### **Adopt Minutes**

**Minutes from the August 2, 2018, April 16, 2019, and November 20, 2018 meeting were approved with the correction to the August 2, 2018 minutes- Member Franzmeier was present at the August 2, 2018 meeting.**

### **PUBLIC HEARINGS**

#### **[PC Case 19-05 – Site Plan Review for the Construction of a New Retail Building at 1720 Livingston Ave – Patrick Elgin](#)**

Community Development Coordinator Sonnek led the staff presentation of the site plan review to allow for the construction of a new retail building at 1720 Livingston Avenue. The new building will be a little over 7,800 square feet. The building will be behind (west of) Raising Canes and be occupied/leased by 40 hair and beauty professionals. The surrounding properties include townhomes, Guild Community Support, Leann Chin, Hamburgesas El Gordo and to the north Vector Marketing.

Sonnek reported that all the setback requirements were met. The proposed building would require 39 parking stalls; the proposed plan shows 26 stalls. The site does have a shared parking agreement with the surrounding properties. Staff is recommending that the 1720 lot be reserved for customers and as a condition of approval that employees should park only in the shared parking spaces. A bike rack will also be installed. The plans show a drive aisle width of 26.7 feet and parking stall depth of 18 feet. Code requires a minimum of 22 feet for the drive aisle and 20 feet for the parking stall. Staff requires that the drive be decreased to 22.7 feet to allow for a 20-foot deep parking stall. The applicant will replace 50 percent of the tree caliper inches being removed from the site. This exceeds the requirement of 30 percent. Zoning code calls for 34 trees on the site plant. The proposed plan totals 17 trees. However, since the applicant is proposing additional landscaping, (shrubs, perennials and grasses), staff considers the landscaping is appropriate. Staff is requiring that the two matador maple trees be increased in size to 2.5 caliper inches. The trees will then qualify as quality trees per the zoning code.

Code requires that at least 60 percent of the building be primary materials and at most 40 percent secondary materials. The applicant meets this requirement. Code requires that the plan have at least 40 percent window coverage for fronts that face a street or open space. The applicant meets this requirement. Sonnek said in the B3 District, all exterior walls that face a street, parking lot or open space must not exceed 60 feet in length without providing visual relief. The applicant meets and exceeds this requirement. However, the plan does not detail the requirement items and staff is requiring as a condition of approval that the building plans include these specific measurements. The applicant has already submitted these measurements. The plan has no details for rooftop mechanicals. Staff recommends as a condition of approval that all rooftop mechanicals are properly screened per Section 153.032 (F). The plan does not include signage. Staff recommends as a condition of approval that all signage meet the requirements of Section 153 of the Zoning Ordinance.

Sonnek went on the “meat of the discussion.” Zoning codes do not permit trash enclosures in the front or side yard. However, (as was previously stated), the existing parking lot and the typography do not allow another for the trash enclosure. Hence the variance.

Sonnek said the Environmental Committee reviewed the plan and recommended the preservation of younger trees at the site. If the trees cannot be replanted, they should be donated to the City or to residents. The developer is strongly encourage to use pollinator friendly and non-neonicotinoid treated plants. Staff requires as a condition of approval that the applicant adhere to the Environmental Committee’s recommendations.

Sonnek said that the application was reviewed by an engineering consultant for stormwater runoff. Since the amount of impervious surface has been increased in the plan, staff requires that the applicant provide more detail on the underground water storage system and the outlet control structure. Additionally the sanitary sewer hookup is to be re-routed to the southwest corner of the property. At the conclusion of her presentation, Sonnek stated that staff recommends the approval of the site plan subject to the “long list” of conditions that she previously outlined.

Chair Kavanaugh, seeing no questions from the commission, invited Patrick Elgin to give more background to the project. Elgin said that the project would be his seventh salon project in the Twin Cities. He has been building one a year, since 2013. The salon provides “turnkey studios” to hair stylists to operate their own business. It can help stylists transition to small business ownership. Elgin is the MN franchise owner of the national brand. Elgin said there are Sola Salons in St. Paul (Hauge near Grand Avenue), Eden Prairie and in the Woodbury Lakes complex. The area is a great location because of the food options nearby and the nearby Target and Beauty Shop. Twenty hair stylists have put down refundable deposits for the West St. Paul location. This business will be synergistic and bring traffic to the neighboring businesses as well. The salon will have signage on Robert Street. Elgin has an easement for a signage panel. Commissioner Stevens asked if the business was a hair-only salon. Elgin said there are 40 studios for hair; eight will be for skin care, nails or massage. Commissioner McPhillips asked about the hours. Elgin said it was unique; there are standard hours 8am- 8pm. A few stylists will work outside the hours, i.e. during the Christmas season. Elgin added that working outside the “8-8 window” would be rare. Stevens said that it was a fantastic place.

McPhillips revisited the trash enclosure discussion. Elgin said he would not mind placing the enclosure at the northeast part of the building. It was the original location. McPhillips talked about the adjacent property and future development. Elgin is “not sure” about the [implications] of placing a trash enclosure over a stormwater basin, (weight and garbage trucks driving over the basin. Boike clarified that it is an underground storage tank that fills with filtered stormwater. Maintenance to the tank would be problematic if there is a structure above it. McPhillips said, “Okay, I surrender.” Elgin said that it would be easy to shield the trash enclosure by repeating the landscaping pattern on the plan. Elgin was not certain why the architect did not continue/replicate the landscaping pattern. Commissioners suggested low-level plantings like shrubs or a potted plant. The commission discussed the zoning code requirement of one quality tree for every 20 lineal property line. The site would need 30 trees following city code. Boike said that this requirement might need to be addressed through an amendment. Thirty trees would not be appropriate spacing wise for this site. The Environmental Committee reviewed the site and said the 17 trees proposed and the additional landscaping was appropriate.

Kavanaugh thanked Elgin for coming before the committee. He said it is a great looking building for this area, “it will be a good fit.” It is nice to see the progress of Town Center II.

Commissioner Franzmeier asked about the width of the entry from 26 feet to 22 feet to make the parking stalls deeper. She would prefer a wider entry point instead of a deeper stall. She asked if the City has a stance on it. Boike said the city has allowed, through a variance, an 18 foot depth when they front to curb. Twenty-two feet is wide; cars are not typically 20 feet wide. Some cities go at 20 feet wide. Franzmeier asked if commission members had any opinion. Commissioner Leuer said he was indifferent. He said, “You have the same space regardless.” The commissioners and Elgin talked about changing the width of the entry and possibly an “ad-hoc” variance so that Elgin would not need to adjust the parking lot entry. Boike clarified that Elgin would not need to change the entry; he would need to change the striping of the parking stalls. During the discussion, Elgin discovered that the commission did not have the latest version of the plan before them. Boike said that any changes made to the plan now would start the variance process anew. Boike said that minor changes to the site plan could be handled by staff.

Kavanaugh asked the commission for further discussion or a motion. Commissioner Green would like to see more shrubs around the garbage enclosure. Kavanaugh added the additional condition of landscaping screening. Boike will work with staff regarding the screening. Leuer said he wanted to ensure that the sidewalk does go to Livingston Avenue for continuity reasons. Kavanaugh added the condition of the sidewalk connection.

**ON MOTION to APPROVE the PC Case 19-05 – Site Plan Review for the Construction of a New Retail Building at 1720 Livingston Ave – Patrick Elgin by Commissioner McPhillips with the two amendments, seconded by Commissioner Stevens. Motion approved 6–0.**

**NEW BUSINESS: NA**

**OLD BUSINESS: NA**

**ADJOURNMENT:**

**ON MOTION TO ADJOURN by Commissioner Stevens, seconded by Commissioner McPhillips. Commissioners RESOLVED to ADJOURN the May21, 2019 meeting of the Committee of Adjustments at 7:51 PM. Motion approved 6-0.**

**Respectfully submitted,  
Sharon G. Hatfield**