

**MEETING MINUTES  
WEST ST. PAUL PLANNING COMMISSION**

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Kavanaugh on Tuesday, August 16, 2022 at 6:42 p.m. in the Municipal Center Council Chambers at 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

**Roll Call:** Commissioners: Morgan Kavanaugh (chair), Tori Elsmore, Tim Haubrich, Lance LaRue, Dan McPhillips, Lisa Stevens  
Absent: Alex Dahlquist, Maria Franzmeier, Liz Gillen

**Also present:** City staff: City Planner Melissa Houtsma, Assistant City Attorney Amanda Johnson, City Council Liaison John Justen

**Adopt Minutes:** The minutes from the July 19, 2022 Planning Commission meeting were approved as written.

**Public Hearings:**

**PC Case 22-14 - Site Plan Amendment for the Construction of a New Restaurant with a Drive-through at 2001 Robert St. South - Café Zupas**

Houtsma stated that the application before the Commission was an amendment to the site plan application that was approved in 2010.

Edgar Cepuritis, Vice President for Capital Development for Café Zupas, 460 West Universal Circle, Sandy City, Utah, came forward to answer any questions from the Commission.

The public hearing for the site plan amendment was opened at 7:11 pm. With no comments or questions from the public, the public hearing was closed at 7:12 pm.

The Commissioners further discussed the amendment. Brady Busselman, a civil engineer from Sambatek, answered questions from the Commission.

Kavanaugh summarized the three new recommendations to the site plan amendment to be added to the list of conditions as written by city staff:

Condition #15 – The site plan shall be amended to show the removal of one parking stall abutting the front of the building, to allow for an increase of the size of the patio on the front side of the building.

Condition #16 – The applicant shall work with city staff to add a crosswalk that would safely allow pedestrians to cross east and west through the site.

Condition #17 – The applicant shall work with city staff to expand or widen the curbed island in the northern row of parking to accommodate both landscaping as well as a sidewalk.

**A motion was made by Stevens to approve the site plan amendment with the conditions of approval as recommended city staff, conditions #1-14, as well as the three additional conditions, 15, 16, and 17 as summarized by Kavanaugh.**

**The motion was seconded by McPhillips.**

**Votes: 6 ayes, 0 nays.** The motion carried.

**New Business:**           None

**Old Business:**       None

**Other:**                 None

**Adjourn:**

**A motion was made to adjourn the meeting at 7:31 p.m.**

**All ayes.** The motion carried.

Respectfully submitted,

Sharon G. Hatfield  
Recording Secretary