



**City of Newport
Planning Commission Minutes
August 13, 2015**

1. CALL TO ORDER

Chairperson Mahmood called the meeting to order at 6:00 P.M.

2. ROLL CALL -

Commissioners present – Anthony Mahmood, Kevin Haley, Matt Prestegaard ,Marvin Taylor, David Tweeten

Commissioners absent –

Also present –Renee Eisenbeisz, Executive Analyst; Sherri Buss, TKDA Planner; Tom Ingemann, Council Liaison

3. APPROVAL OF PLANNING COMMISSION MINUTES

A. Planning Commission Minutes of July 13, 2015

Chairperson Mahmood - I have some minor grammar changes that I'll give you after the meeting.

Motion by Haley, seconded by Tweeten, to approve the July 13, 2015 minutes as amended. With 5 Ayes, 0 Nays, the motion carried.

4. APPOINTMENTS WITH COMMISSION

A. Public Hearing – To consider a Request from Husnik Meats for a Conditional Use Permit for Property Located at 94 21st Street

Sherri Buss, TKDA Planner, presented on this item as outlined in the August 13, 2015 Planning Commission packet.

The Public Hearing opened at 6:12 p.m.

Joe Murphy, Husnik Meats - I would like to thank everyone for taking this into consideration. My business has expanded dramatically over the last few years and that's why I need a new space. I want to separate the production from the retail. We may add a second shift eventually. We are USDA inspected so we need to have our first shift be 6:00 a.m. - 2:30 p.m. I wrote 5:00 because of clean-up. The second shift would go from 2:30 - 11:00 p.m. That would be four to six employees if it is added. Everything is pretty quiet. We've never had any issues with South St. Paul.

Vice-Chair Haley - I don't have any issues with time and understand that you don't have any issues with smell. It's covered in the conditions that we'll need to address it if it does become an issue.

Mr. Murphy - Our smoke rooms are computer controlled so the smoke stays inside and it'll disappear within minute if I open it.

David Tweeten - What kind of zoning are you coming from in South St. Paul?

Mr. Murphy - I'm not sure, I think it's mixed-use, there's houses around us.

Marvin Taylor - I've personally been there multiple times and have never noticed a smell. The only thing I have is in regards to parking and screening vehicles. I know at your current place, you have a couple vehicles that are there regularly.

Vice-Chair Haley - If they have a box truck, there's no where to park it with screening. Right now, there's two semi-trailers at that location and they are there all the time. I think we should allow them to park commercial vehicles more than 48 hours.

Ms. Buss - The concern would come from residential areas.

Executive Analyst Eisenbeisz - The parking is facing Aggregate Industries, not residential properties.

Ms. Buss - We can change it so that commercial vehicles serving the business can be parked without screening.

David Tweeten - Are there any future plans or desires to improve the appearance of the place? It would be unfortunate if they felt constrained to put in improvements because it's non-conforming.

Ms. Buss - They can make improvements are expand up to 20%.

David Tweeten - What about the parking lot or landscaping?

Ms. Buss - They can make changes. They might just have to do some stormwater management if they expand the parking lot.

David Tweeten - Does changes to the parking lot endanger the zoning?

Ms. Buss - No. They could probably reduce it and still meet our requirements. If they can show that they don't need all of that parking, we can grant them some flexibility, especially since it's in the MX-3 District.

David Tweeten - Do they have to walk a fine line if they want to put up trees in the front?

Ms. Buss - No, there wouldn't be an issue with that.

Vice-Chair Haley - They'll always be a legal non-conforming building.

Ms. Buss - Yes, they can only lose that if they expand by more than 20% or the building is torn down.

Vice-Chair Haley - The CUP stays with the property as long as it's occupied?

Ms. Buss - Yes. If they cease operations for more than a year, then they would lose it.

The Public Hearing closed at 6:21 p.m.

Motion by Prestegaard, seconded by Haley, to approve Resolution No. 2015-8 as amended. With 5 Ayes, 0 Nays, the motion carried.

5. COMMISSION AND STAFF REPORTS

6. NEW BUSINESS

Vice-Chair Haley - Pioneer Day was great, it was another success.

Ms. Buss - You might be interested to know that there are new people interested in that Reiling property on Catherine Drive.

Vice-Chair Haley - The City has 20 acres and there's another parcel that's 32.

7. ANNOUNCEMENTS

A. Upcoming Meetings and Events:

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|--------------------------------------|--------------------|-----------|
| 1. City Council Meeting | August 20, 2015 | 5:30 p.m. |
| 2. City Council Meeting | September 3, 2015 | 5:30 p.m. |
| 3. City Offices Closed for Labor Day | September 7, 2015 | |
| 4. Planning Commission Meeting | September 10, 2015 | 6:00 p.m. |

8. ADJOURNMENT

Motion by Haley, seconded by Prestegaard, to adjourn the Planning Commission Meeting at 6:25 p.m. With 5 Ayes, 0 Nays, the motion carried.

Signed: _____
Anthony Mahmood, Chairperson

Respectfully submitted,

Renee Eisenbeisz
Executive Analyst