

MINUTES OF THE ZONING COMMITTEE
Thursday, October 8, 2020 - 3:30 p.m.

PRESENT: Baker, Edgerton, Grill, Hood, and Syed
EXCUSED: DeJoy, Lindeke, and Rangel Morales
STAFF: Tony Johnson, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton. He stated that the chair of the Planning Commission had determined that due to the COVID-19 pandemic it is neither practical nor prudent for the Zoning Committee to meet in person, and therefore the meeting was being conducted remotely, with all members of the Zoning Committee attending the meeting remotely and the public able to submit comments by noon on the day of the meeting and monitor the meeting remotely. All written testimony is published online and was made available to the Zoning Committee members for review before the meeting.

Ebisso Uka - 20-073-203 - Conditional use permit for auto repair with modification of a ten-foot landscaped buffer requirement at 1033 Thomas Avenue, NE corner of Thomas Avenue and Oxford Street

Tony Johnson presented the staff report with a recommendation of approval with a condition for the conditional use permit and modification. He said District 7 made no recommendation, and there were no letters in support, and 5 letters in opposition.

Commissioner Edgerton referred to the public comment letters submitted. He asked for more information on where vehicles to be repaired would be stored and if there are restrictions to parking on these vehicles on the street.

Mr. Johnson said that is a restriction that is included for any auto repair use and sited standard 2(c) states that all repair work shall be done within an enclosed business. It is also a standard condition that will be put on the license. He said that a separate condition can also be included, if this is approved, by the Zoning Committee if they wished to do so.

In response to Commissioner Edgerton regarding air pollution at this location, Mr. Johnson said that auto repair is currently happening at this location. They are proposing a less intensive use than what they are doing now. He does not foresee any greater impacts than what is currently occurring at the site.

In response to Commissioner Edgerton regarding employee parking on site, Mr. Johnson said that when he recommended a condition for employee parking be limited to onsite for the determination of similar use in 2017 it was to prevent fleet vehicles from being parking on the street. That is no longer an issue, but the Committee can add a condition if they feel it is necessary.

The applicant, Ebisso Uka, 1033 Thomas Avenue, Saint Paul, MN, said that there are plenty of parking spots inside the building and there will be much less traffic than before at the location. They will also be creating jobs.

Gene Gelgelu, 1033 Thomas Avenue, Saint Paul, MN, representing the applicant was available for questions.

Upon questions from the Commissioners, Mr. Uka said he would agree to a condition to have employee parking and visitor parking onsite.

Commissioner Grill raised concerns about the policing required of the applicant for visitor parking. It may be difficult to monitor where customers park.

Commissioner Hood stated he would oppose that amendment. It is an onsite street space and employees, and customers should be able to legally park on the street and he does not feel the Committee should make such distinctions.

In response to Commissioner Syed, Mr. Uka said that the hours of operation have not been finalized, but they are looking at Monday through Sunday from 8:00 am to 6:00 pm. There will not be more noise than the service they are currently providing.

Allan Torstenson said that it has been common for auto repair businesses to include a condition for employee parking and for parking of vehicles waiting for repair or that have been repaired to be onsite only.

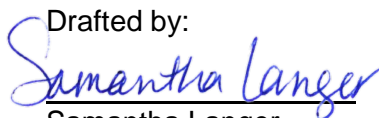
The public hearing was closed.

Commissioner Baker moved approval with a condition of the conditional use permit.
Commissioner Grill seconded the motion.

After discussion, a friendly amendment to include an additional condition stating that vehicles awaiting repair, or that have been repaired and are awaiting pick-up, shall be stored on-site, was accepted by Commissioner Baker and Commissioner Grill.


The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:

Samantha Langer
Recording Secretary

Submitted by:

Anthony Johnson (Oct 23, 2020 11:02 CDT)
Tony Johnson
City Planner

Approved by:

Dan Edgerton (Oct 23, 2020 09:32 CDT)
Dan Edgerton
Chair









Ebisso Uka minutes

Final Audit Report

2020-10-23

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