



Planning Commission Agenda

Wednesday, March 6, 2024

6:30 PM

City Council Chambers

(Any times listed are approximate – please note that items may be earlier or later than listed on the agenda)

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Review of Minutes**
 - a. Review January 3, 2024 Minutes
- 5. Communications and Recognitions**
- 6. Public Hearing**
 - a. Request by Troy Miller of Troy's Automotive LLC in support of motor vehicle repair, auto body shop, and motor fuel sales as a CONDITIONAL USE at 2171 Hamline Ave
- 7. Business**
- 8. Adjourn**

REQUEST FOR COMMISSION ACTION

Date: **3/6/2024**
Item No.: **4.a.**

Department Approval	Agenda Section
	Review of Minutes

Item Description: Review January 3, 2024 Minutes

Application Information
N/A

Background
N/A

Staff Recommendation
N/A

Requested Planning Commission Action
Review the January 3, 2024 minutes and make a motion to approve subject to requested corrections.

Alternative Actions
N/A

Prepared by:

Attachments: 1. January 3, 2024 Minutes



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, January 3, 2024 – 6:30 p.m.**

1. Call to Order

Chair Pribyl called to order the regular meeting of the Planning Commission meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Chair Pribyl, City Planner Thomas Paschke called the Roll.

Members Present: Chair Michelle Pribyl, and Commissioners Michelle Kruzel, Tammy McGehee, Pamela Aspnes, Matthew Bauer and Erik Bjorum.

Members Absent: Vice Chair Karen Schaffhausen

Staff Present: City Planner Thomas Paschke, and Community Development Director Janice Gundlach

3. Approve Agenda

MOTION

Member Kruzel moved, seconded by Member McGehee, to approve the agenda as presented.

Ayes: 6

Nays: 0

Motion carried.

4. Review of Minutes

a. October 4, 2023 Planning Commission Regular Meeting

Chair Pribyl noted Member McGehee sent some corrections via email.

MOTION

Member McGehee moved, seconded by Member Bauer, to approve the October 4, 2023 meeting minutes.

Ayes: 6

Nays: 0

Motion carried.

5. Communications and Recognitions:

- 42
43 **a. From the Public:** *Public comment pertaining to general land use issues not on this*
44 *agenda, including the 2040 Comprehensive Plan Update.*

45
46 None.

- 47
48 **b. From the Commission or Staff:** *Information about assorted business not already on*
49 *this agenda, including a brief update on the 2040 Comprehensive Plan Update*
50 *process.*

51
52 None.

53
54 **6. Public Hearing**

- 55
56 **a. Troys Automotive LLC requests a Zoning Code text amendment to Table 1005-**
57 **1, Table of Allowed Uses, to support “motor vehicle repair, auto body shop” as a**
58 **Conditional Use in the Neighborhood Mixed-Use District**

59 Chair Pribyl opened the public hearing at approximately 6:35 p.m. and reported on
60 the purpose and process of the public hearing. She advised this item will be before the
61 City Council on January 29, 2024.

62
63 City Planner Paschke summarized the request as detailed in the staff report dated
64 January 3, 2024.

65
66 Member Bauer asked if Mr. Paschke could expand on why staff feels that the MU3
67 would not be the appropriate choice in this case.

68
69 Mr. Paschke explained that MU3 allows for many more uses, not that those uses
70 could ever develop or redevelop this site given the different rules and regulations, but
71 it opens up more opportunities for uses that might not be appropriate for this area or
72 for these small neighborhood nodes. Keeping this neighborhood business and going
73 through the conditional use process allows staff and the Planning Commission to
74 review and analyze potential impacts and seek remedies, which seems far better than
75 opening it up to being a permitted use and having other uses allowed. Mr. Paschke
76 also suggested rezoning the parcel could be deemed a “spot zone” as the higher
77 intensity mixed-use district does not fit well with the other adjacent zoning districts
78 and this zoning pattern would be inconsistent with other areas of the City

79
80 Ms. Gundlach indicated this particular site is surrounded by low density residential
81 property and the MU1 Zoning is really set aside for properties that are in closer
82 proximity to some of that more low-density residential property.

83
84 Member McGehee asked if staff has any more site plan information for how it would
85 be laid out on the site.

86
87 Mr. Paschke indicated he has a site plan that he had worked with initially. He
88 explained how the site plan was arranged.

Member McGehee asked why the applicant has had to come forward to the Planning Commission to change the building.

Mr. Paschke indicated the building is not permitted and the building cannot be expanded under the standards for non-conforming use, thus the reason for the proposed text amendment.

Member McGehee did not think the applicant was going to expand the business massively.

Mr. Paschke agreed and noted if this is approved the applicant will need to get a conditional use and then he believed there is at least one variance that will be required because of where the existing building lies and tying into that. There are still some more steps to this.

Member Aspnes indicated she was thinking about unintended consequences, if the City added car repair to MU1, where else could the City see that become a potential issue for Roseville. She wondered if there are other places where this could occur and did staff look into this.

Mr. Paschke explained realistically any site currently zoned MU1 could be motor vehicle repair or auto body shop. However, if a given property is a change in use the Zoning Code and all of the design standards would apply, just like if a site were to redevelop. The bar becomes much higher than a pre-existing use.

Ms. Gundlach expanded on the consequence of redevelopment within the MU1 district.

Chair Pribyl invited the applicant to speak to the Commission.

Mr. Troy Miller, 2171 Hamline Avenue, addressed the Commission on the reason he is wanting to expand his business.

Public Comment

Mr. Kerrik Wessel, explained he knows Mr. Miller and supports this business and the proposed changes.

No one else wished to address the Commission. Chair Pribyl closed the public hearing at 6:53 p.m.

Commission Deliberation

None.

MOTION

Member McGehee moved, seconded by Member Bjorum, to recommend to the City Council approval of a zoning text amendment to Table 1005-1 (Mixed Use District Table of Uses) to change “motor vehicle repair, auto body shop” from NP, Not Permitted to C, Conditional Use for the MU-1 district.

Ayes: 6

Nays: 0

Motion carried.

7. Other Business

None.

8. Adjourn

MOTION

Member Aspnes, seconded by Member Bjorum, to adjourn the meeting at 6:55 p.m.

Ayes: 6

Nays: 0

Motion carried.

REQUEST FOR COMMISSION ACTION

Date: **3/6/2024**
Item No.: **6.a.**

Department Approval

Janice Gundlach

Agenda Section

Public Hearing

Item Description: Request by Troy Miller of Troy's Automotive LLC in support of motor vehicle repair, auto body shop, and motor fuel sales as a CONDITIONAL USE at 2171 Hamline Ave

Application Information

Applicant: Troy Miller
Location: 2171 Hamline Avenue
Application Submission: February 5, 2024
City Action Deadline: April 10, 2024
Zoning: Neighborhood Mixed-Use (MU-1) District

Background

On January 29, 2024, the City Council approved a Zoning Code text change in support of allowing "motor vehicle repair, auto body shop" as a Conditional Use (CU) in the Neighborhood Mixed-Use (MU-1) zoning district. This text amendment to Table 1005-2 changed "motor vehicle repair, auto body shop" from a prohibited use to a CU in the MU-1 district.

Mr. Miller is the owner of Troy's Auto Care, an automotive repair business located at 2171 Hamline Avenue. The property, located at the northwest corner of Hamline and County Road B, was originally constructed in 1959 and has always been a motor fuel and automobile service station.

The CU is necessary for the existing uses of the property to conform to the Zoning Code and to allow Mr. Miller the ability to grow his business by constructing additional service bays to keep pace with the growth of his business. The proposed 30-foot by 34-foot addition to the north side of the existing service station requires a 20-foot variance to the 25-foot minimum rear yard setback. Said variance request will be considered by the Variance Board on March 6 prior to the Planning Commission meeting and the Board's decision on the variance will be forwarded to the Commission.

Review of General Conditional Use Criteria:

Zoning Code §1009.02.C set the criteria for reviewing conditional use requests. These established general standards and criteria have been developed to assist the Planning Commission and City Council in determining whether a request complies with those stated findings. Given the motor vehicle repair use has existed on this site for over fifty years, staff's analysis of compliance with the CU findings is based on that historical use. The Planning Division's review of these criteria was also based on the attached project development plans to build an addition and the project narrative provided by the applicant. Please note, while the existing use and proposal to expand service bays has been analyzed against the general CU criteria provided in the Zoning Code and outlined below, many other requirements will apply to the proposed addition that are not a component of the CU review. Therefore, not every required Code standard is outlined herein or discussed as part of the conditional use process. Rather, staff will conduct a thorough Code review at the time of building permit when more detailed plans and specifications are required to be submitted.

The general code standards of §1009.02.C are as follows:

1. ***The proposed use is not in conflict with the Comprehensive Plan.*** While an addition to a motor vehicle repair business doesn't appreciably advance land use goals of the Comprehensive Plan, aside from facilitating continued investment in a property, the Planning Division has concluded the proposed use does not conflict with land use goals outlined within the Comprehensive Plan either. More specifically, the General and Commercial Area Goals and Policies sections of the Comprehensive Plan include a number of policies related to reinvestment, redevelopment, quality development, and scale. Therefore, the Planning Division has determined the proposed addition to Troy's Auto Care would align with the related goals and policies of the Comprehensive Plan.
2. ***The proposed use is not in conflict with a Regulating Map or other adopted plan.*** The proposed use is not in conflict with such plans because none apply to the property.
3. ***The proposed use is not in conflict with any City Code requirements.*** Assuming the variance to the rear yard minimum setback requirement is approved, the site and use has been determined to not conflict with any other Code regulation.
4. ***The proposed use will not create an excessive burden on parks, streets, and other public facilities.*** The Planning Division does not anticipate the proposal will intensify any practical impacts on parks, streets, or public infrastructure. The pre-existing use as a motor vehicle repair business has been in place for over six decades and in that time, there has not been any impacts on parks, streets, or public infrastructure. The proposed two-stall service bay addition presumably could increase traffic, but that has been determined to be an insignificant increase given the two adjacent County roads and the traffic levels those roads already carry. Sanitary sewer and water in the area have acceptable capacity if there is a need for additional services.
5. ***The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.*** The Planning Division does not anticipate the proposal will be injurious to the surrounding neighborhood or negatively impact traffic, property values, or harm the public health, safety, or general welfare. The existing motor vehicle repair business has existed at the subject address for over six decades and been a good neighbor to the area, with little or no impact. The proposed addition of two service stalls will have negligible additional impact. Staff would further argue the impact on the surrounding neighborhood will be lessened given the applicant's proposed investment in the property by increasing interior square footage and moving activity that is currently observed outside to indoors. Therefore, the Planning Division has determined the use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm public health, safety, and general welfare.

Staff Recommendation

The Planning Division recommends approval of the CONDITIONAL USE supporting motor vehicle repair, auto body shop, and motor fuel sales at 2171 Hamline Avenue, based on the comments and findings of this report, public input, and Planning Commission deliberation.

Requested Planning Commission Action

By motion, recommend to the City Council approval of a CONDITIONAL USE supporting motor vehicle repair, auto body shop at 2171 Hamline Avenue, based on the comments and findings of this report, public input, and Planning Commission deliberation.

Alternative Actions

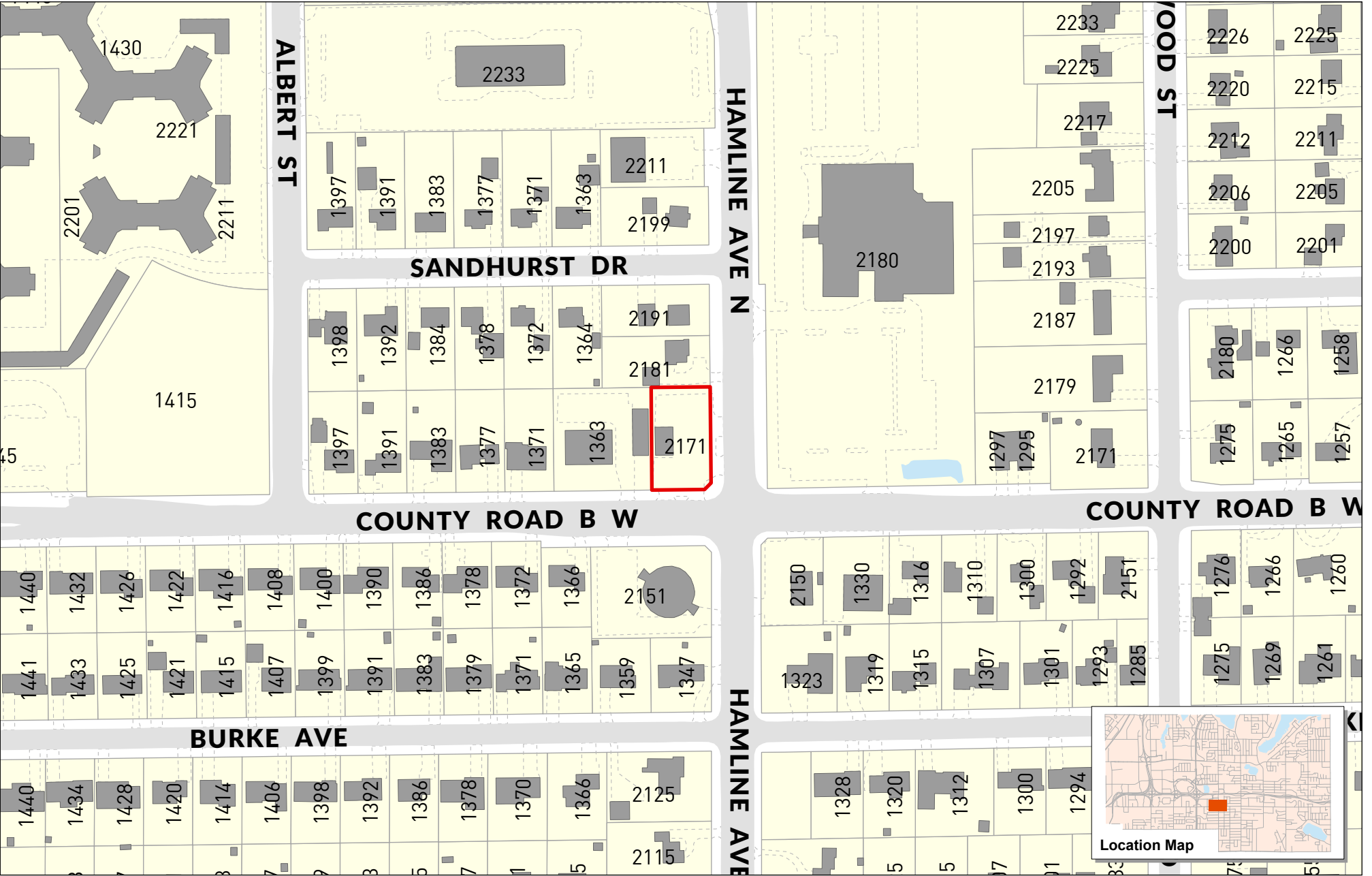
1. **Pass a motion to table the item for future action.** An action to table consideration of the requested CU must be based on the need for additional information or further analysis to reach a decision on one or both requests. Tabling may require extension of the 60-day action deadline established in Minn. Stat. 15.99 to avoid statutory approval.
2. **Adopt a resolution denying the requested CU.** A denial must be supported by specific findings of fact based on the Planning Commission's review of the application, applicable zoning regulations, and the public record.

Prepared by: Thomas Paschke, City Planner

Attachments:

1. Base Map
2. Aerial Map
3. Development Plans

Attachment 1: Planning File 24-002





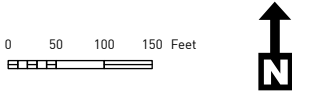
Prepared by:
Community Development Department
Printed: February 26, 2024



Site Location

Data Sources
* Ramsey County GIS Base Map [1/4/2024]
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Attachment 2: Planning File 24-002



Prepared by:

Community Development Department

Printed: February 26, 2024

Data Sources

* Ramsey County GIS Base Map (1/4/2024)

* Aerial Data: EagleView (4/2022)

For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

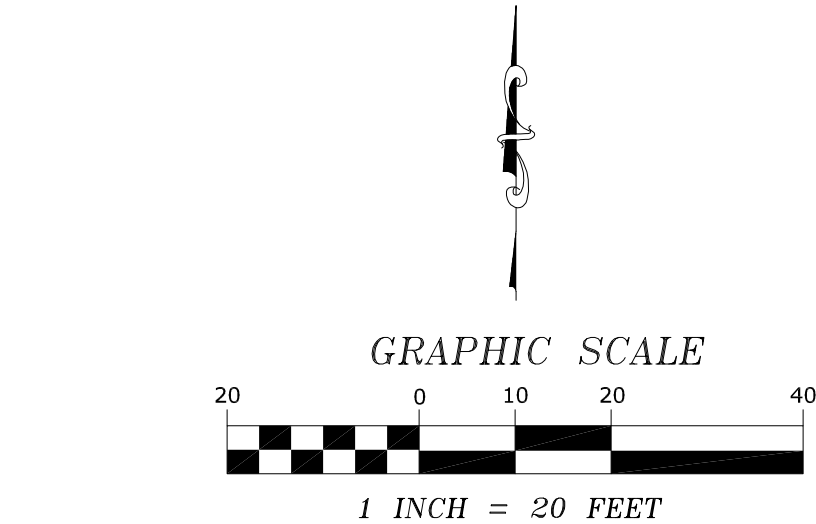
Disclaimer: This is a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

0 50 100 Feet



CERTIFICATE OF SURVEY

~for~ TROY'S AUTO CARE
~of~ 2171 HAMLINE AVENUE
ROSEVILLE, MN



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES SET MAG NAIL
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES BOLLARD
- DENOTES CABLE PEDESTAL
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES GAS METER
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ☆ DENOTES LIGHT POLE
- ✓ DENOTES GUY WIRE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES RETAINING WALL
- OHU DENOTES OVERHEAD UTILITY
- ⋯ DENOTES EXISTING CONTOURS
- ▒ DENOTES BITUMINOUS SURFACE
- ▒ DENOTES CONCRETE SURFACE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/31/23.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 10-29-23-34-0032.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

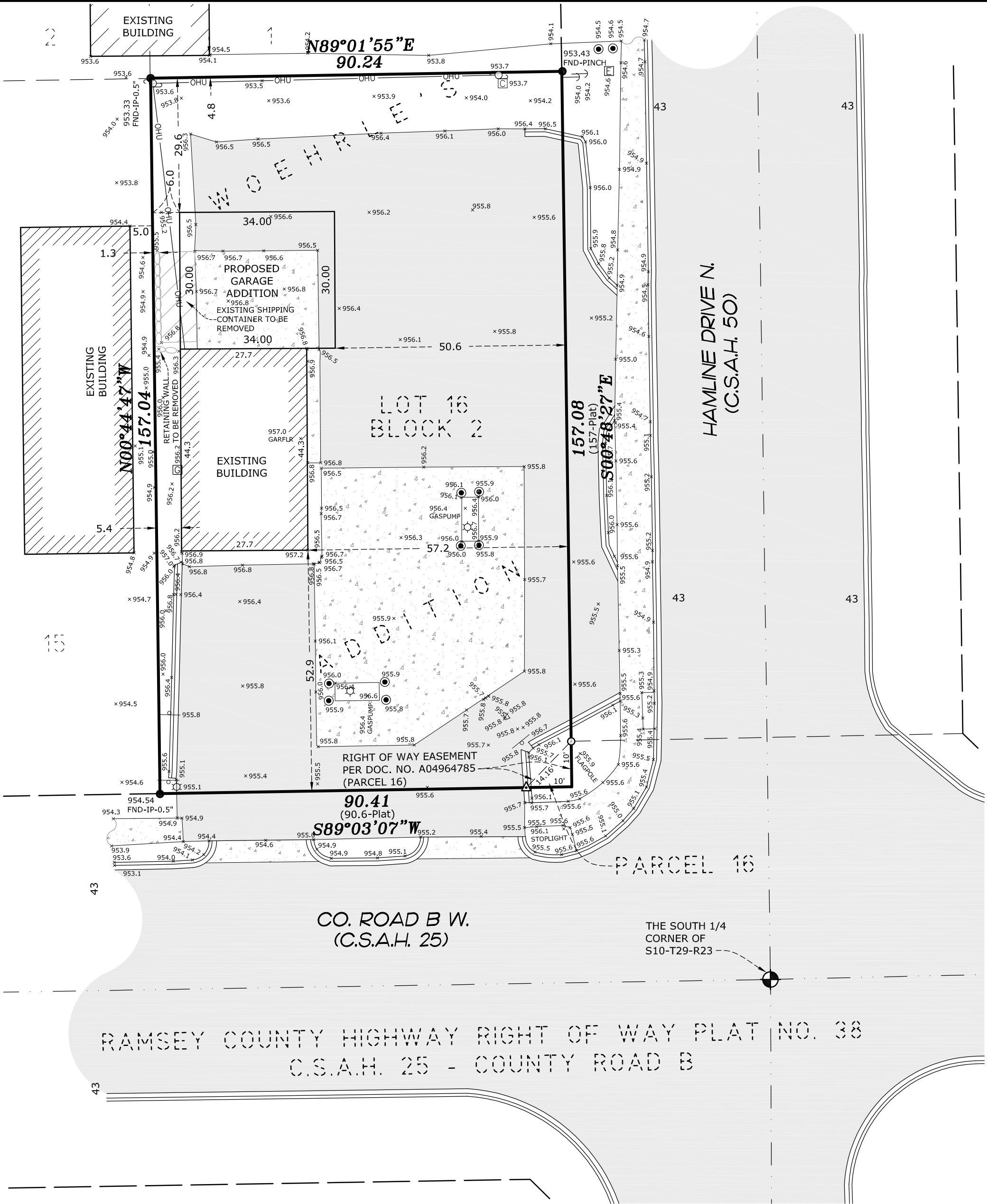
BENCHMARK

MNDOT BM: 6212 D 1
ELEVATION = 949.21
DATUM = NAVD 88

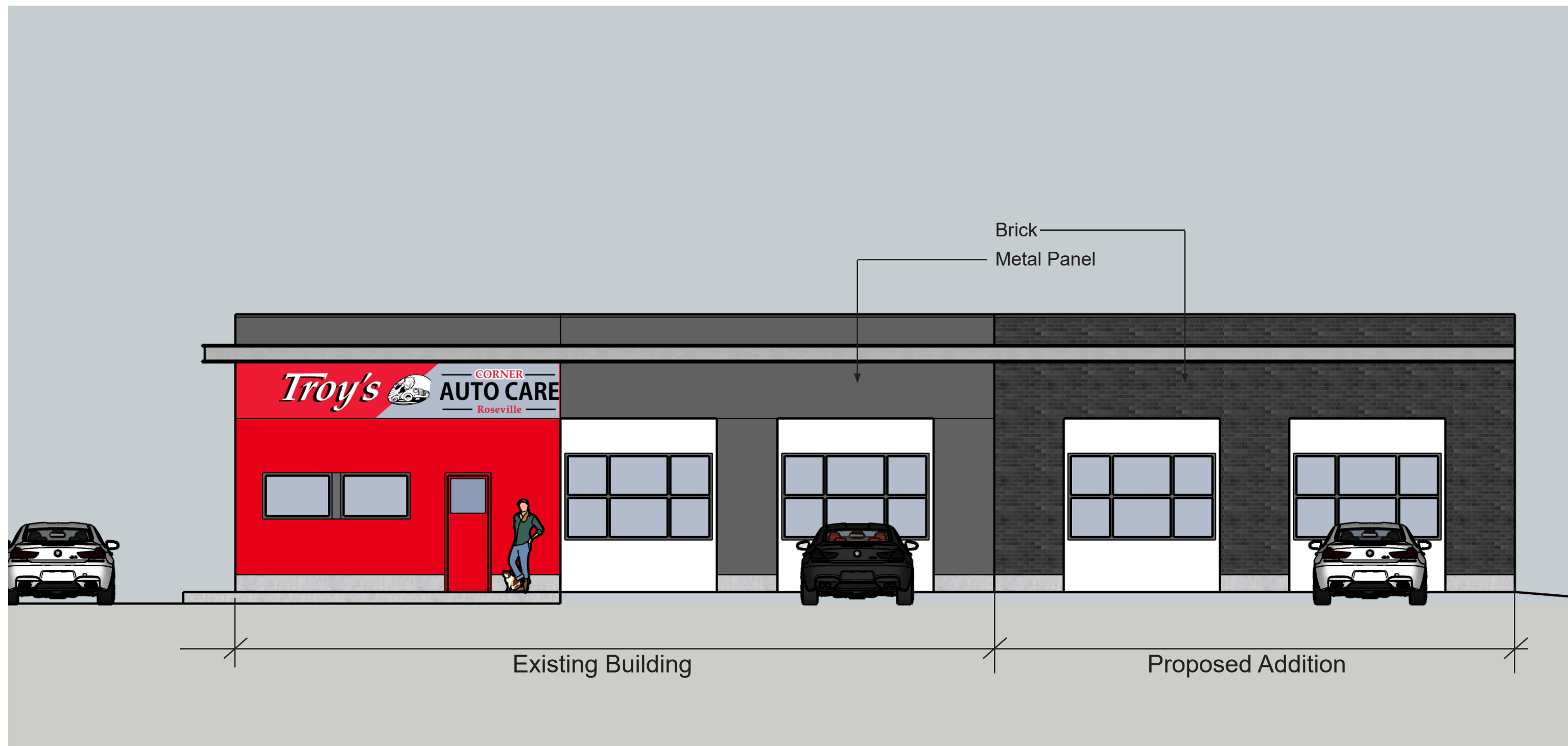
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
JASON E. RUD
Date: 11/14/2023 License No. 41578

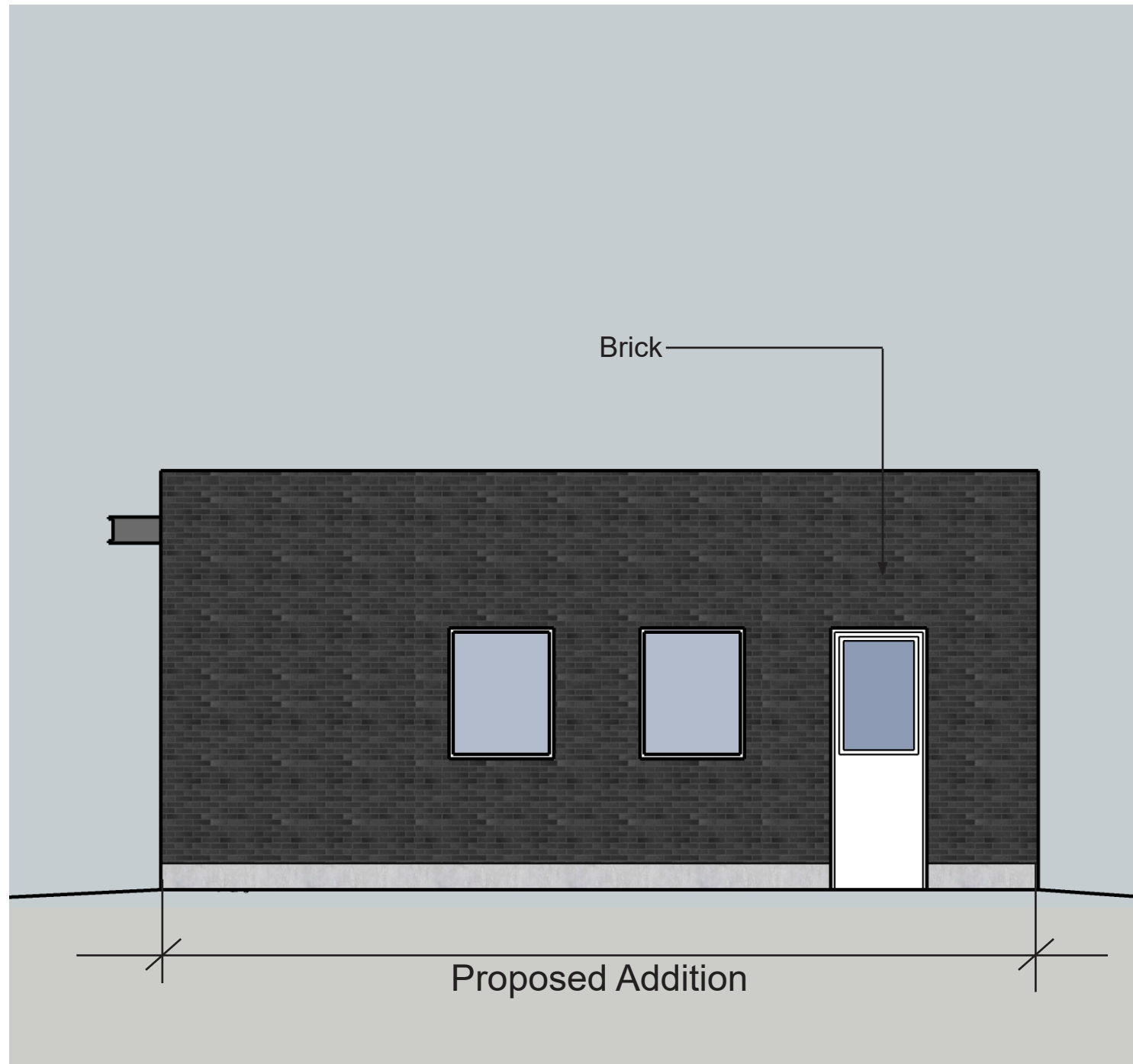
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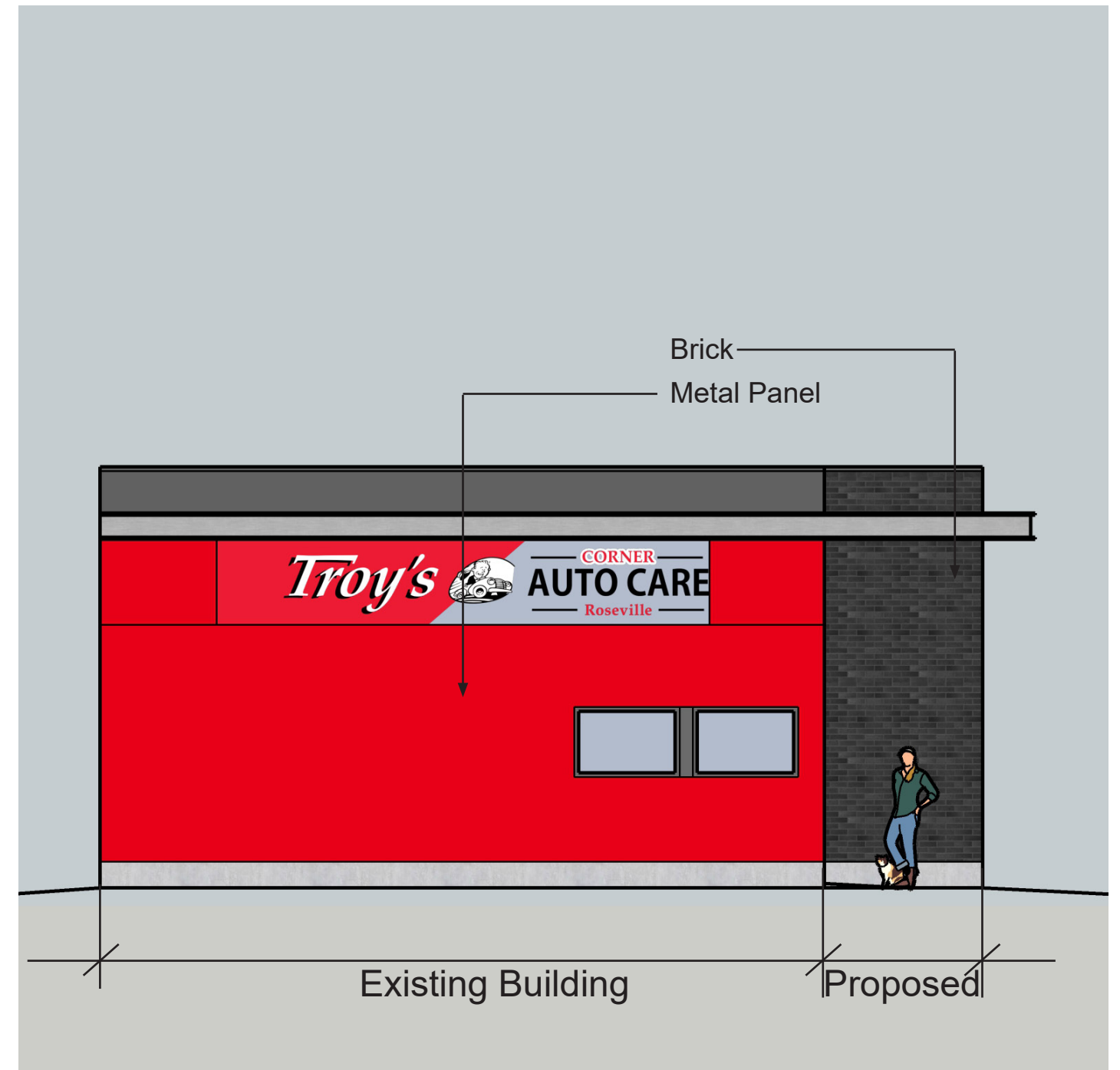
Lot 16, Block 2, WOEHRLE'S ADDITION, Ramsey County, Minnesota.



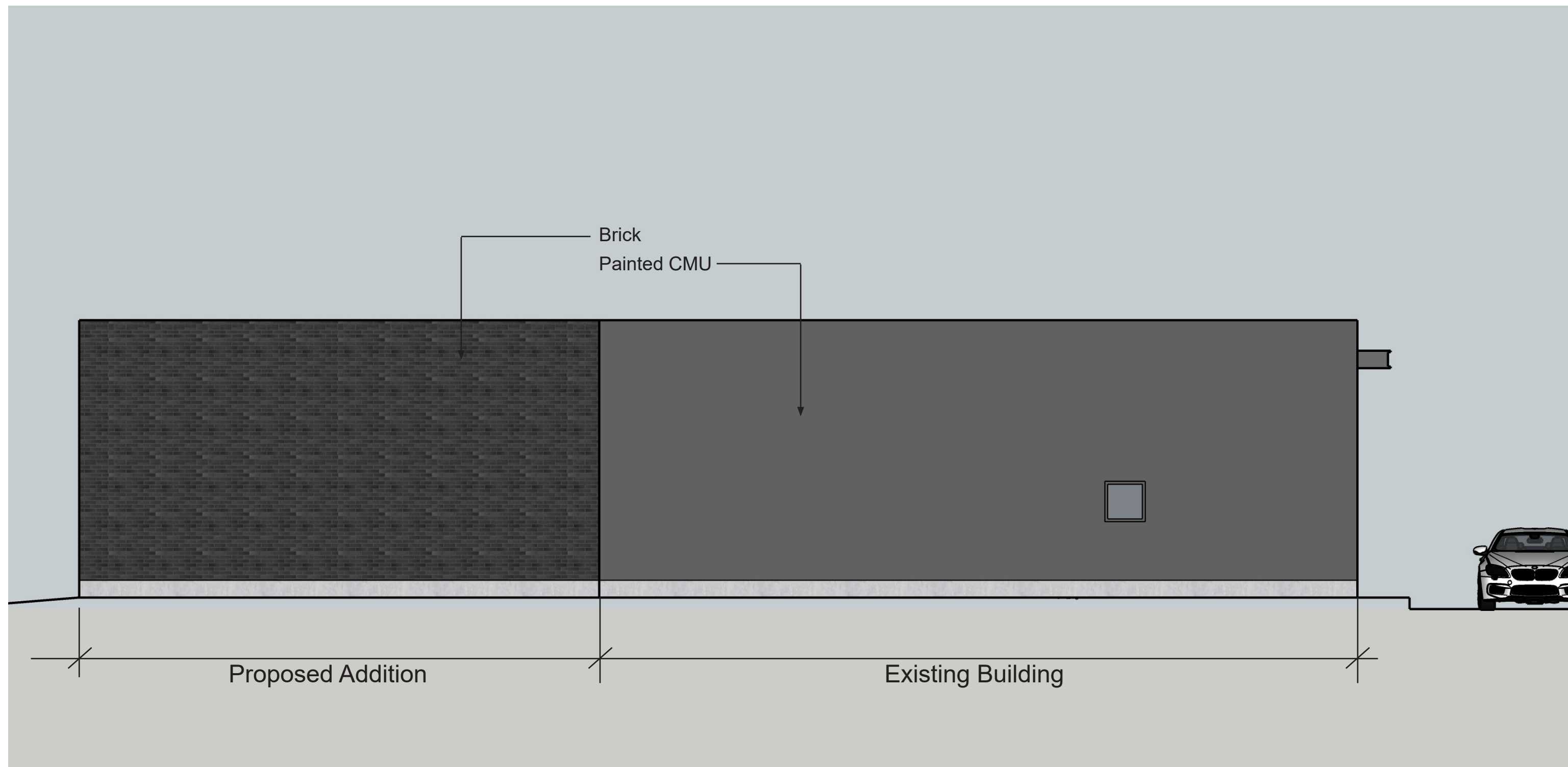
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PERSPECTIVE VIEW



