

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
JANUARY 18, 2023**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chair Women Fairbanks
2. **Roll Call:** Present were Dean Becker, Liz Fairbanks, Gail Genin, Deborah Humann, Dustin Hingos, and Dustin Pavel.

Others in attendance: Colette Baumgardner, Community Development Director; Beth Richmond, City Planner; and, Kevin Robinson, City Council.

3. **Adopt Agenda:** Motion by Pavel, second by Humann to approve the agenda with amend the agenda to include additional public comment. Motion carried 6-0.
4. **Approve Minutes:** Motion by Pavel, second by Fairbanks to approve the November 16, 2022 minutes. Motion carried 6-0.
5. **Public Comment:** None
6. **Public Hearing:**

- a. Car Detailing Interim Use Permit (IUP)

Richmond reviewed the staff packet and request for an IUP for a home extended business at 5620 Ambassador Boulevard for a car detailing business. She added that this has been brought to the County as Ambassador Boulevard is a County Road and shared their comments concerning the two access points rather than the preferred one access point. She reviewed concerns of parking, lighting and utilities.

The Commission asked if the business wants to change what they are doing or add more to it, that would require a new IUP. Richmond said correct and the uses that are currently listed are what would be allowed.

Baumgardner explained the applicant's request to add car washing to the list of uses. She stated that the car washing tank would need to be reviewed by the City inspector for septic tanks.

The Commission asked if Staff has an idea of when they would want to start operating the car wash. Baumgardner stated it would be this spring. The Commission asked if it would still be the same volume of cars with the car wash. Richmond stated that it would still be the same as the original proposal.

The Commission asked about having the driveway paved. Richmond explained that Staff suggests requiring the first 50 feet off of Ambassador be paved. The Commission asked if

it is Code that driveways be paved. Richmond explained what the Code says concerning any driveway connected to a paved road be paved.

The Commission asked about the number of outside employees allowed under the IUP. Richmond explained that it allows one additional employee since that was the applicant's request.

Duane Lilleboe, 5620 Ambassador Boulevard, the applicant, came forward and discussed his business and goals. He stated that he will operate by appointment only and he will be picking up most cars.

The Commission shared their concerns for the car wash. Mr. Lilleboe explained that it is not a standard car wash, it is more of a power wash and explained the drainage situation.

The Commission shared their concerns with the soil and asked the applicant if he had considered doing soil testing every few years. Richmond explained that the applicant has provided plans for a holding tank that would deal with the waste water. Mr. Lilleboe said he would not be opposed to soil testing.

The Commission asked about the business having insurance. Mr. Lilleboe said it is insured.

The Commission asked about a contingency plan if a car does not get picked up and a car is parked on the property for 24 hours. Mr. Lilleboe said it would be stored inside the building. The Commission asked how many vehicles at a time could be parked on the property. Mr. Lilleboe said three at the most.

The Commission shared their concerns with the dumpster. Mr. Lilleboe shared there is a two yard trash container that is picked up every two weeks.

The Commission asked about the lighting. Mr. Lilleboe explained that the new light has not been put up and the old light that was not allowed with the City has been turned off.

The Commission asked about the vacuums being used. Mr. Lilleboe said it would just be a shop vac and there are two air compressors in the building that is insulated to cancel the noise.

The Commission asked if the applicant has an issue with paving the driveway. Mr. Lilleboe said he will pave it.

The Commission asked if there was ample storage for the supplies. Mr. Lilleboe said yes.

Public Hearing opened at 7:25 p.m.

Chad Smith, 5770 Ambassador Boulevard, came forward and shared that he has lived in the City for a long time and he shared that he thinks businesses should stay in the part of the City that are zoned for businesses. He stated that Ambassador Boulevard is not set up for a business. He shared that he has experience with hazardous waste and wastewater and this cannot be controlled.

John Roman, 5584 Ambassador Boulevard, came forward and shared that he thinks single family neighborhoods should be free of business activities. He asked if the City

has means to inspect and account for this home's extending business. He explained that commercial properties exist so that the business activities and annoyances are kept from residential properties. He does not see it fair that other income generating businesses pay a premium for commercial properties while this applicant uses their property to run their business. He said a business like this introduces chaos to the community.

Eugene Vonesh, 5775 Ambassador Boulevard, came forward and said that this business has not added to traffic and when the cars are on the property they are brought into the garage. He stated he washes his vehicle three times a week so that is also not a concern of his. He said he does not see the concerns previously discussed.

Michelle Anderson, 22861 Unity Street, Oak Grove, came forward and shared that she was the real estate agent that helped the Lilleboes purchase their house and that she is also the St. Francis Area Chamber of Commerce President. She stated that they are currently looking for businesses to join the Chamber. She stated that she found that there are a lot of at home businesses in St. Francis. She stated that this is setting a big precedent of what the City is requiring and stated that the Lilleboe's have done everything that the City has asked them to do.

Beth Hubbard and Craig Bistodeau, 5632 Ambassador Boulevard, came forward and stated that none of the business practices taking place affect them and that they do not have an issue with it in any way. They shared their support for the Lilleboe's.

Scott Hoffman, 5646 Ambassador Boulevard, came forward and stated that he believes in small business and said that the Lilleboe's are being responsible with the development of the business. He shared his support of the Lilleboe's business.

Tim Cohen, 23263 Ambassador Boulevard, came forward and shared that he has a small business himself and said that it seems that the Lilleboe's have a similar operation and asked where the line is drawn.

Brad Janshen, 5737 236th Avenue, came forward and stated that Mr. Lilleboe has done everything that has been asked of him so far and shared his support for the Lilleboe's.

Erin Smith, 5770 Ambassador Boulevard, came forward and stated that she only found out about this from a letter from the City. She stated that she works from home and has seen the traffic increase as a result of the business. She added that Ambassador is one of the most dangerous roads in the County and with this being a residential area, it should not include a business.

Jake Walrod, 2802 233rd Lane NW, came forward and shared that he has known the Lilleboe's for many years and know that they run a clean business and have never had any complaints.

Kambria Vandervoste, 23263 Ambassador Boulevard, came forward and shared that she has also know the Lilleboes for many years and explained that she does not see the concern with safety as there are only 2-4 cars a day. She noted that a concern that should be brought to the City would be to add a shoulder or turn lane on Ambassador. She shared her support for the Lilleboe's.

Public Hearing closed at 7:48 p.m.

The Commission thanked the residents for coming forward to voice their opinions.

The Commission discussed some of the concerns mentioned by the residents and added that any concerns for Ambassador need to be brought to Anoka County as it is a County Road. They discussed that the applicant has gone above and beyond what was required of them. The Commission asked about other businesses run out of homes in the area. Baumgardner explained the difference between a home occupation and a home extended business and what is required of each. She stated that to her knowledge there is not a record of any other home extended businesses in the area.

The Commission asked if this business is open to the public or if it is just for existing accounts. Mr. Lilleboe said it is currently for existing accounts. The Commission asked if the applicant were to fall out of the conditions set, what the procedure would be. Richmond explained that the IUP would come back before the City and revoke the permit. The Commission asked how often inspections are done on these businesses. Richmond stated that it is done on a code complaint basis.

The Commission discussed the traffic and chemical concerns. They stated that they have no reason to deny this applicant as he is currently complying with all set forth for him.

Mr. Lilleboe explained that the car wash will have minimal effects and that he runs a very eco-friendly and green business.

The Commission encouraged the residents to come to the Council meeting that will discuss this concern. Richmond stated that if the motion passes this would go to the next available City Council meeting, which would be February 6 or February 21.

Motion by Pavek, second by Humann, to recommend approval of the Home Extended Business IUP for a car detailing business at 5620 Ambassador Boulevard Northwest, including conditions of the car wash and holding tank, with conditions and findings of fact as recommended by Staff. Motion passed 6-0.

b. 2022 Code Revisions

Richmond reviewed the staff packet and the request for the Commission to review Zoning Code revisions in order to keep the Code current and address best practices. She reviewed the proposed revisions concerning definitions, principal and accessory uses, use specific standards, and development standards.

The Commission asked about if there will be an update to the building permit forms. Richmond said they should.

The Commission discussed the approved parking services and vehicles that are parked on other surfaces and do not see a problem with the vehicles being parked. The Commission asked how this could be updated. Baumgardner recommended continuing with the changes as they are written as it does not change the current standards, or direct Staff to make parking more lenient.

The Commission asked if Staff had talked to Oak Grove concerning the accessory dwelling units, as Oak Grove has worked through this already. Richmond explained that the language is new from 2021 and research was done at that time on what has worked in other cities in the area.

Public Hearing opened at 8:30 p.m.

Allan Ewing, 4128 DeGardner Circle, came forward and addressed the leniency concerning trailers and boats and stated that he does not see the issue with someone having a small boat or trailer in the backyard. He does not see there being a minimum amount of acres for this.

Public Hearing closed at 8:31 p.m.

The Commission continued to discuss the approved parking services and vehicles being parked. Richmond offered clarifications on the concerns of where the vehicles can be parked.

The Commission asked about unlicensed vehicles and what this is considered. Baumgardner explained that these are things like racecars or derby cars that are not made for driving on the roads.

Eric Dorshawn, 23514 DeGardner Circle, came forward and recommended making an amendment to include Class 5, bituminous, and concrete.

The Commission discussed the reasons that this was put in place and understands why this is in the Code. They discussed that allowing anything to be parked in backyards can have an effect on property and neighborhood values. Richmond stated that this can be addressed concerning the urban area versus the rural residential areas. She stated this could be moved to the Council with direction to staff to make edits that reflect the discussion.

Motion by Fairbanks, second by Humann to recommend approval of the revisions to the City Code as presented by Staff with the redirection of the flexibility of approved parking surfaces for off-street parking regulations with conditions and findings of fact as recommended by Staff. Motion passed 6-0.

c. 23543 DeGardner Circle Comprehensive Plan Amendment

Richmond reviewed the staff packet and request for a Comprehensive Plan Amendment to address the error in initial guiding. The updated guiding would create alignment with the current use and zoning of the parcel.

The Commission asked if this request is just to correct the error and reguide this how it was intended. Richmond said yes.

Public Hearing opened at 8:44 p.m.

Allan Ewing, 4128 DeGardner Circle, came forward and asked if there were any plans to add an apartment complex in this area. Richmond said there was no plan for this and clarified the concerns.

Eric Dorshawn, 23514 DeGardner Circle, came forward and shared concerns that it seems like they could try to fit another apartment building into the lot. The Commission clarified that if that were ever to happen this would come to the Planning Commission and numerous other items would need to be addressed.

Brian Mulgrew, 4133 DeGardner Circle, came forward and stated he was concerned that something else would be built in this area. He stated he would like to see some park equipment back into the park. Baumgardner stated that the City is looking at adding a Parks Commission for this spring.

Debra Rangel, 23514 DeGardner Circle, came forward and stated that there is a lot of traffic in the area and is concerned with how the apartments were in the area when it was zoned for a park. The Commission clarified that it was zoned by mistake.

Mr. Mulgrew came back up and stated that he often goes over to the park and cleans up junk in the area.

Public Hearing closed at 8:53 p.m.

Motion by Genin, second by Hingos to recommend approval of the Comprehensive Plan Amendment with conditions and findings of fact as recommended by Staff. Motion passed 6-0.

7. **Regular Business Items:** None
8. **Planning Commission Discussion:** None
9. **Adjournment:** Meeting adjourned at 8:56 p.m.

Website Link to Packets and Minutes for the Planning Commission:
<https://www.stfrancismn.org/meetings>

Recorded by: Colette Baumgardner

DATE APPROVED: