

1 CITY OF ST. ANTHONY
2 PLANNING COMMISSION MEETING
3 JUNE 20, 2023
4 7:00 p.m.
5

6 **CALL TO ORDER.**

7
8 Chair Socha called the meeting to order at 7:00 p.m.
9

10 **PLEDGE OF ALLEGIANCE.**

11
12 Chair Socha invited the Commission and the audience to join her in the Pledge of Allegiance.
13

14 **ROLL CALL.**

15
16 Commissioners Present: Chair Socha, Commissioners Erickson, Gaveske, Hendrickson
17 (arrived at 7:10 p.m.), Kuykendall, Morita, and Rude.
18

19 Absent: None.
20

21 Also Present: City Planner Stephen Grittman, and Assistant to the City Manager
22 Nicole Miller.
23
24

25 **I. APPROVAL OF THE JUNE 20, 2023 PLANNING COMMISSION MEETING**
26 **AGENDA.**

27
28 Motion by Commissioner Morita, seconded by Commissioner Erickson, to approve the June
29 20, 2023, Regular Planning Commission Meeting Agenda.
30

31 **Motion carried 6-0.**
32

33 **II. APPROVAL OF THE MAY 16, 2023, REGULAR PLANNING COMMISSION**
34 **MEETING MINUTES.**

35
36 Motion by Commissioner Erickson, seconded by Commissioner Morita, to approve the May
37 16, 2023, Regular Planning Commission Meeting Minutes as presented.
38

39 **Motion carried 6-0.**
40

41 **III. PUBLIC HEARING.**

42
43 A. CUP – 3801 Stinson.
44

45 Chair Socha opened the public hearing at 7:02 p.m.
46

47 City Planner Steven Grittman reviewed the Applicants are seeking a Conditional Use Permit
48 to modify and add vacuum facilities to an existing car wash located at 3801 Stinson
49 Boulevard. He indicated the location on a map. The North Star Car Wash is an automatic car

1 wash building with a few individual vacuum stations in a portion of the parking area near the
 2 exit from the wash building. Traffic enters the site – primarily from 38th Street NE, enters the
 3 car wash building at its east side, proceeds through the wash to the exit on the west side, and
 4 then may park to the south at individual vacuum locations near that exit. Traffic can exit the
 5 site back to 38th Street NE, or there is a shared access point to the 3803 parcel to the north.

6
 7 The applicant’s plan shows the replacement of these individual vacuum sites with a common
 8 vacuum system all along the parking area on the south side of the building. What is currently
 9 an open parking area (adequate for approximately 10 parked vehicles) would be converted to
 10 8 vacuum stations. These stations would be fed from an equipment area at the east end of the
 11 row of parking spaces. The plan drawing shows the equipment in an island area, but no curb
 12 or island currently exists in that space. It appears that the project would plan to add that island
 13 area.

14
 15 Mr. Grittmann reviewed the General CUP Requirements for any Conditional Use Permit.

- 16
 17 1. The use is one of the conditional uses specifically listed for the district in which the
 18 property is located – Car wash facilities are listed in the C, Commercial District.
 19
 20 2. The City Council has specified all conditions which the City Council deems necessary to
 21 make the use compatible with other uses in the area – Those conditions taken directly
 22 from the City’s code are listed below, and any others would be established as a part of the
 23 City’s action on the CUP request.
 24
 25 3. The use will not be detrimental to the health, safety, or general welfare of persons residing
 26 or working in the vicinity or to the values of property in the vicinity – The conditions
 27 attached to this recommendation and any others added by the Commission and/or Council
 28 are designed to address detrimental impacts, if any.
 29
 30 4. The use will provide a service or a facility which is in the interest of public convenience
 31 and will contribute to the general welfare – The use has operated in this location for
 32 several years, and the upgrade in services (via the common vacuum system) would be a
 33 component of public “convenience” and “general welfare”.
 34

35 The following specific conditions come from the City’s zoning ordinance section that allow
 36 car washes as Conditional uses, Section 152.122.

- 37
 38 1. Any such facility is designed to adhere to all noise-related requirements of the City and
 39 State.
 40
 41 2. Headlight glare is fully screened from view of adjoining residential property.
 42
 43 3. The facility is designed to be fully closed whenever any mechanical activity is in
 44 operation, including both entry and exit doors.
 45

1 4. Vacuum mechanical equipment is housed within the primary structure, or if in individual
2 equipment outside, is designed so as to avoid noise detection at the boundary of any
3 adjoining residential property.
4

5 Staff has reviewed the project for land use compliance with the intent and policies of the
6 City's Comprehensive Plan, and for zoning consistency with the Commercial District as a
7 baseline. In summary, the Comprehensive Plan supports mixed uses in this area, and
8 Commercial uses are part of that mix. The proposed application would, with appropriate
9 conditions, facilitate that purpose for the subject property. There are conditions that staff has
10 recommended to mitigate potential noise and light impacts from the new vacuum facilities and
11 with attention to the need to replace a portion of the parking lost to the vacuum spaces. Staff
12 recommends the following conditions for approval of the Conditional Use Permit:
13

- 14 1. The applicant adds a structured enclosure of colored block surrounding (at least on three
15 sides) the proposed common equipment shown on the plan to screen views and potential
16 noise issues from adjoining residential property.
17
- 18 2. The applicant verifies that the additional noise generated by the equipment will be
19 dissipated to no more than existing levels at the property line with the proposed enclosure.
20
- 21 3. The applicant considers locating the equipment and enclosure to the west to maximizes its
22 distance from the east property line.
23
- 24 4. The final location should be separated from the paved circulation spaces by concrete curb.
25
- 26 5. The applicant provides a site plan, to scale, showing parking spaces for employees and
27 customers who park while drying their vehicles or performing other details. A total of five
28 such spaces should be adequate, in addition to the vacuum station locations.
29
- 30 6. The applicant should verify that lighting of the vacuum stations will not result in a
31 violation of the City Code lighting standards - .5 footcandles at the east property line, and
32 1.0 footcandles at the adjoining streets to the south and west.
33
- 34 7. Comments and recommendations of the Planning Commission following the public
35 hearing.
36

37 Noise and lights tend to be the biggest concerns about this type of environment.
38

39 Commissioner Morita asked if there would be 8 vacuum bays.
40

41 The applicant, Mr. Mark Fiere, owner of Car Wash Technologies, and Mr. David Martinez
42 Hernandez appeared before the Commission. Mr. Fiere indicated he has installed vacuum
43 systems such as this throughout the Twin Cities area. He stated moving the vacuums from the
44 east to the west is not an issue. Fencing can be installed. He explained the process they use for
45 fencing installation and how the lighting is configured. Noise studies have been done at the

1 current location and his meter reads equal to or less than the current vacuums. He asked how
2 many spaces for parking does the Commission feel would be appropriate.

3
4 Chair Socha asked if the applicant is agreeable to the other conditions proposed by Mr.
5 Grittmann. Mr. Fiere stated they are in agreement.

6
7 Commissioner Morita asked if it is one central vacuum and Mr. Fiere stated it is. He asked
8 what the hours of operation are and Mr. Hernandez stated 8am – 8pm.

9
10 Chair Socha asked if LED lights would be used as are in Oak Grove and Mr. Fiere stated if
11 necessary.

12
13 Commissioner Rude asked about the lighting and it should be limited from shining in the
14 apartment windows. He asked about the block structure and whether that would create a
15 venting/overheating issue for the equipment. Mr. Fiere stated the noise level without any
16 structure is already below the existing noise created. Mr. Fiere suggested putting up a
17 maintenance free PVC fence or a steel sided fence. He noted sometimes an enclosure can
18 increase noise. The inside of the fence could be coated to reduce noise but the cost of the
19 project would increase. An enclosure would not affect the equipment as the exhaust goes up
20 and the enclosure would not have a roof.

21
22 Commissioner Morita asked how many vacuum machines there are currently present and Mr.
23 Hernandez stated there are 6 motors. Mr. Fiere stated the amount of noise would be reduced
24 with the new system.

25
26 Commissioner Erickson stated the maximum noise would be less than currently with all the
27 vacuums running and Mr. Fiere stated that is correct. Commissioner Erickson asked which
28 sides would be enclosed. Mr. Grittmann stated it would be screened but open to the north side
29 of the enclosure.

30
31 Commissioner Rude asked how the new system while using all vacuums compare to using 2-3
32 vacuums of the current systems. Mr. Fiere stated the sound is less when not in full use. Mr.
33 Fiere explained in detail about the noise caused by one vacuum system.

34
35 Mr. Fiere asked Mr. Grittmann to talk more about the fencing. Is it to reduce noise?

36
37 Mr. Mark Anderson, lives in Legends next door to the carwash. He has spoken to the
38 applicant about the enclosure around the vacuum equipment. The carwash looks great with the
39 addition of live plants. The parking lot has been resurfaced. Mr. Anderson stated he spoke
40 with Mr. Hernandez and he would like to surround the equipment with plants which would be
41 better than concrete blocks. The residents of the Legends that smoke go to smoke between the
42 two buildings (apartment and carwash) and say they never hear the vacuums. The vacuums
43 have never been heard inside the building. Mr. Hernandez is the best neighbor to the residents
44 of the Legends. A petition had been started on behalf of Mr. Hernandez. They support Mr.
45 Hernandez and the upgrade to the carwash.

1 Ms. Laura Mivas, lives in Legends, indicated she is a smoker. She hears the cars on Stinson
2 more than she ever hears the vacuums so the noise is not an issue. A cement wall would cause
3 an echo barrier. She noted he has made the property great with beautiful landscaping and
4 plantings around the vacuum would be better than a cement wall.

5
6 City Planner Grittmann stated he received an email from Mr. TJ Heininger, 2407 39th Avenue
7 NE, expressing his support for the carwash as well complimenting the operator. He received
8 another phone call from an unidentified neighbor stating he was still in support of the
9 proposal.

10
11 Chair Socha asked Mr. Hernandez if he preferred a green wall as a barrier and asked if that
12 would be shrubs. Mr. Hernandez suggested arborvitae be used. Commissioner Erickson stated
13 arborvitae would look nice aesthetically but only concern is the limited permanence with
14 plants rather than a structure. A wooden fence would be installed and the arborvitae would
15 block the fence.

16
17 Commissioner Morita stated he would be concerned there may be an echo with an enclosure.
18 He asked Mr. Grittmann if it had to be a block enclosure. Mr. Grittmann referred to the Code
19 that screening could be landscaping.

20
21 Commissioner Gaveske asked what type of wood fence was Mr. Hernandez considering. Mr.
22 Fiere showed a picture of the fence that was constructed in Blaine.

23
24 Commissioner Rude asked how tall is the equipment and how tall would the fence be. Mr.
25 Fiere stated it is a six foot fence. The fence could be constructed at least as high as the
26 equipment. The suction pipe would go over the fence to the arches.

27
28 Mr. Fiere asked if the Commission's recommendation would be to show the parking,
29 landscaping and fencing on the site plan. Chair Socha asked if he would object to changing
30 the requirement for enclosure to a fence with landscaping. Mr. Hernandez stated that would
31 be fine.

32
33 Commissioner Rude stated the site is kept very nice. His one concern is that the business
34 could be sold and new owner may not maintain at the same level. He would like the fence to
35 be as high as the equipment to handle the visual aspect. In other communities the enclosures
36 need to match the building. He asked if the hours can be made a condition for the CUP.

37
38 Chair Socha stated a block fence would be more expensive and may produce an echo.
39 Commissioner Erickson stated he would support the idea of a block fence, there may be ways
40 of doing it to match the existing building. This is a permanent thing and other cities may be
41 more strict about having the structures match. He likes the idea of the concrete block but there
42 may be other ways to accommodate the same thing.

43
44 Chair Socha stated she likes the idea of a maintenance free fence and the addition of
45 greenspace. Commissioner Erickson stated he would be ok with that. Commissioner Rude
46 mentioned the height requirement. Chair Socha summarized to change #1 to have

1 maintenance free fencing as high as the equipment with landscaping around it and that the
2 overall look of the maintenance free fence would be aesthetically pleasing.

3
4 Mr. Grittmann asked if the intent was to move the structure to the west side of the building.
5 Chair Socha suggested the vacuum be moved to the west side of the building. The
6 Commission agreed. Chair Socha mentioned lighting and there has been concerns in other
7 cities with side lights. Mr. Fiere stated shielding could be put on the lights and should be
8 added as a condition to #6.

9
10 Commissioner Hendrickson asked about the footcandles and the applicant can provide a spec
11 sheet. Mr. Fiere asked what the recommendation was for footcandles. Mr. Grittmann read the
12 code pertaining to footcandles. Mr. Fiere stated the light shield would make that not an issue.

13
14 Chair Socha summarized the conditions #1, #3 and #6 would be revised. Commissioner Rude
15 stated on #3 there was discussion about developing the property to the north of this property
16 and making it a gateway to the City. Commissioner Rude asked if there is a setback on the
17 site. Mr. Grittmann stated it wouldn't be any further to the west than the west side of the
18 building and not any closer to the street. Mr. Grittmann stated the Code would require that
19 those types of structures are not within the required setback. The current setback is 57 feet
20 from Stinson. The condition can be added that the vacuum be no closer to the street. Mr. Fiere
21 stated they would not go any more to the west. They would work off the existing curb line.

22
23 Chair Socha asked how that should be worded and Mr. Fiere suggested when it is moved to
24 the west it would go along the existing curb line. The Commission agreed.

25
26 Chair Socha closed the public hearing at 8:09 p.m.

27
28 Motion by Commissioner Morita, seconded by Commissioner Erickson, to recommend the
29 City Council approve the resolution approving a request for a Conditional Use Permit for
30 modifications to a car wash facility in the PUD, Planned Unit Development District with
31 conditions as amended.

32
33 **Motion carried 7-0.**

34
35 Mr. Grittmann stated this will come before the City Council on July 11, 2023.

36
37 **IV. STAFF REPORTS.**

38
39 Mr. Grittmann noted Council will hear second reading of the last group of Code amendments at
40 the June 27, 2023 Council Meeting. There will also be a discussion on hemp based THC
41 products. The current moratorium expires in July 2023. There is a lot of construction going
42 on Hayden Grove Senior Facility is complete and occupied on Stinson. The Lowry Grove
43 Manufactured Home Park was sold to a new owner group and they are working on small
44 changes to that facility. The Ruby multi-family structure is in for second phase building
45 permits. Chase Bank is under construction on Silver Lake Road. The former Bremer Bank site
46 was part of a multi-site PUD approval that allowed for 76 residential units on that site. The

1 developers of that project have been marketing the property. Another developer has indicated
2 interest.

3

4 **V. OTHER BUSINES.**

5

6 Commissioner Hendrickson requested the WalMart sign be removed. There was agreement
7 among the Commission to have the sign removed. Mr. Gritman stated he will follow-up as
8 this is not a new issue for City Staff. He noted the sign site is separate.

9

10 **VI. COMMUNITY FORUM - NONE.**

11

12 No one appeared to address the Planning Commission.

13

14 **VII. INFORMATION AND ANNOUNCEMENTS - NONE.**

15

16 **VIII. ADJOURNMENT.**

17

18 Motion by Commissioner Hendrickson, seconded by Commissioner Morita, to adjourn the
19 meeting at 8:09 p.m.

20

21

Motion carried 7-0.

22

23

24 Respectfully submitted,

25 Debbie Wolfe

26 *TimeSaver Off Site Secretarial, Inc.*

Approved