

1 CITY OF ST. ANTHONY
2 CITY COUNCIL REGULAR MEETING MINUTES
3 JULY 11, 2023
4

5 **CALL TO ORDER.**

6
7 Mayor Stille called the meeting to order at 7:00 p.m.
8

9 **PLEDGE OF ALLEGIANCE.**

10
11 Mayor Stille invited the Council and audience to join in the Pledge of Allegiance.
12

13 **ROLL CALL.**

14
15 Present: Mayor Stille, Councilmembers Jenson, Randle, Walker and Webster.
16

17 Absent: None
18

19 Also Present: City Manager Charlie Yunker and City Planner Steve Gritman.
20
21

22 **CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON ALL OF THE FOLLOWING**
23 **ITEMS.**

24
25 **I. APPROVAL OF JULY 11, 2023 CITY COUNCIL MEETING AGENDA.**

26
27 Motion by Councilmember Randle, seconded by Councilmember Jenson, to approve the City
28 Council Meeting Agenda of July 11 2023 as presented.
29

30 **Motion carried 5-0.**
31

32 **II. PROCLAMATIONS AND RECOGNITION - NONE.**

33
34 **III. CONSENT AGENDA.**

- 35
36 A. Approval of June 27, 2023 City Council Meeting Minutes.
37 B. Licenses and Permits.
38 C. Claims.
39 D. Resolution 23-034 Accepting Donations and Grants Received in 2nd Quarter of 2023
40

41 Motion by Councilmember Webster, seconded by Councilmember Walker, to approve the
42 Consent Agenda items.
43

44 **Motion carried 5-0.**
45

46 **IV. PUBLIC HEARING - NONE.**

47
48 **V. REPORTS FROM COMMISSION AND STAFF.**
49

1 A. Resolution 23-035 – Approving a Request for a Conditional Use Permit for Modification
2 to a Car Wash Facility in the PUD District.

3
4 City Planner Steve Grittmann stated the applicants at 3801 Stinson Boulevard are seeking a
5 Conditional Use Permit to modify and add vacuum facilities to an existing car wash. The North
6 Star Car Wash is an automatic car wash building, with a few individual vacuum stations in a
7 portion of the parking area near the exit from the wash building. Traffic enters the site –
8 primarily from 38th Street NE, enters the car wash building at its east side, proceeds through the
9 wash to the exit on the west side and then may park to the south at individual vacuum locations
10 near the exit. Traffic can exit the site back to 38th Street NE, or there is a shared access point to
11 the 3803 parcel to the north.

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

19
20 The Planning Commission reviewed the proposal during a public hearing at its regular meeting
21 on June 20, 2023. The applicant was present, along with a representative of the applicant with
22 specific experience relating to the vacuum system proposed. In addition, several members of the
23 public were present. All members of the public who spoke and two written correspondence prior
24 to the hearing, were supportive of the proposal.

25
26 The Planning Commission discussed the proposal, the staff report and recommendations, and the
27 comments provided at the hearing. The Commission then voted unanimously to recommend
28 approval of the Conditional Use Permit, with three specific modifications to the conditions of
29 approval offered by staff. The applicant expressed support for these changes. The staff
30 conditions, and the recommended changes in redline were provided for Council consideration.

31
32 Staff has reviewed the project for land use compliance with the intent and policies of the City’s
33 Comprehensive Plan, and for zoning consistency with the Commercial District as a baseline. In
34 summary, the Comprehensive Plan supports mixed uses in this area, and Commercial uses are
35 part of that mix. The proposed application would, with appropriate conditions, facilitate that
36 purpose for the subject property. The conditions recommended by Staff, and clarified by the
37 Planning Commission, mitigate potential noise and light impacts from the new vacuum facilities.
38 The conditions recommended are:

- 39
40 1. The applicant adds a structured enclosure of maintenance free fencing consisting of
41 complementary materials surrounding (at least on three sides) the proposed common
42 equipment shown on the plan, at least as tall as the equipment, to screen views and potential
43 noise issues from adjoining residential property. This fencing shall be supplemented by a
44 planting of shrubs surrounding the enclosure.
45 2. The applicant verifies that the additional noise generated by the equipment will be dissipated
46 to no more than existing levels at the property line with the proposed enclosure.

1 The General Fund balance as of 12-31-22 was \$4,004,857. The other funds were reviewed. He
2 summarized the City is in good shape financially. Mayor Stille added he is not concerned about
3 the finding and he is glad it was found and resolved.
4

5 B. Ordinance 2023-01 – Amending the St. Anthony City Code. By Amending Sections: 152
6 Relating to Parking, Temporary Structures and Uses, and Accessory Buildings; 96
7 Relating to Definitions; 155 Relating to Temporary Signs; 10 Relating to General
8 Penalty; and 150 Relating to Rubbish and Recyclables.
9

10 City Planner Steve Grittmann reviewed at the June 27th meeting of the City Council, the Council
11 moved the second reading of the next set of City Code updates forward for the third and final
12 reading. The updated ordinance materials, in ordinance form, were provided for Council review
13 and consideration.
14

15 Motion by Councilmember Jenson, seconded by Councilmember Randle, to approve Final
16 Reading and Adopt Ordinance 2023-01 – Approving Changes to Multiple Sections in the City
17 Code.
18

19 **Motion carried 5-0.**
20

21 C. Ordinance 2023-02 – Amending the St. Anthony City Code by Amending Section 150 as
22 it relates to the Minnesota State Building Code.
23

24 City Planner Steve Grittmann reviewed the St. Anthony City Code amendments to Section 150 as
25 it relates to the Minnesota State Building Code.
26

27 Motion by Councilmember Randle, seconded by Councilmember Webster, to Approve Final
28 Reading and Adopt Ordinance 2023-01 – Approving Changes to Multiple Sections in the City
29 Code.
30

31 **Motion carried 5-0.**
32

33 D. Resolution 23-036 Approving Summary Publication for Ordinance 2023-01.
34

35 City Manager Charlie Yunker reviewed Council is requested to approve the summary publication
36 for Ordinance 2023-01 as presented.
37

38 Motion by Councilmember Walker, seconded by Councilmember Jenson, to Approve Resolution
39 23-036 Approving Summary Publication for Ordinance 2023-01.
40

41 **Motion carried 5-0.**
42

43 E. Resolution 23-037 – Approving Summary Publication for Ordinance 2023-02.
44

45 City Manager Charlie Yunker reviewed Council is requested to approve the summary publication
46 for Ordinance 2023-037 as presented.

1
2 Motion by Councilmember Webster, seconded by Councilmember Walker, to Approve
3 Resolution 23-036 Approving Summary Publication for Ordinance 2023-02.
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5 **Motion carried 5-0.**

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7 F. Ordinance 2023-03 – Amending the St. Anthony City Code, by Amending Sections 111
8 and 152 Relating to the Regulation of the Sale, Manufacturing and Distribution of
9 Cannabinoid Products.
10

11 City Planner Steve Gritman reviewed the updated information related to THC/Hemp sales
12 pursuant to the Council’s discussion at a Work Session in June. The materials provided are
13 redlined to identify changes to the ordinance draft in anticipation of the Council’s first reading.
14 The redlines in the memo relate to the redlines in the ordinance provided.
15

16 As discussed at the prior Work Session, in response to the 2022 Minnesota Legislature’s
17 adoption of an allowance for the sale and consumption of Hemp-based edible products
18 containing cannabinoids (primarily limited amount of THC), the City adopted an interim
19 moratorium ordinance in late July of 2022. The purpose of the moratorium ordinance was to
20 study the public policy issues surrounding the new legislation, gain additional guidance from the
21 League of Minnesota Cities and other resources, and eventually, develop local regulations that
22 manage the sale of the products allowed by the Legislature.
23

24 The moratorium ordinance was adopted for a 12-month period on July 26, 2022, and will expire
25 on that date in 2023, pending any extension necessary to complete the City’s study of the issues.
26 A sample ordinance was provided that establishes a basic licensing program and process for
27 applying, reviewing, issuing and enforcing regulations for these products. If the City decides to
28 do so, it may consider the City’s municipal liquor stores as eligible licensed locations.
29

30 The ordinance language is based on a review of several other communities’ adopted regulations.
31 There are a number of specific decision points to consider, and the discussion provided
32 highlights some of these that the Council may wish to include or exclude as they deem
33 appropriate.
34

35 The moratorium ordinance related to THC/Hemp products expires on July 26, 2023. If desired,
36 the Council may consider a first reading of the Ordinance provided. The Council also has the
37 authority to waive the second or third reading if desired. Given the timing, the Council does not
38 have the ability to extend the moratorium, since the statute now requires a public hearing be held
39 at least 15 days prior to the expiration, and the time to notice that hearing has passed. As such,
40 final action by waiving the 3rd reading should be considered at the July 25, 2023 Council
41 meeting.
42

43 Staff recommends Council approve the first reading of Ordinance 2023-03 and direct staff to
44 prepare an update to the draft, along with a summary ordinance for the Council agenda on July
45 25, 2023.
46

1 Mayor Stille stated a 3rd Reading would happen in August and the Moratorium would not be in
2 effect.

3
4 Councilmember Jenson stated Mr. Grittmann did a good job in laying this out and he would be
5 fine approving First Reading.

6
7 Councilmember Webster agreed and this is a strong model for the community.

8
9 Councilmember Walker asked about the prohibition of on-sale beverages and sampling and what
10 the distinction is. Mr. Grittmann stated sampling is to provide a sample to a potential customer.
11 Products must be sold in a full service setting in order to provide sampling.

12
13 Mayor Stille asked about zoning and whether it would come before the Planning Commission.
14 Mr. Grittmann stated it will come before the Council at the July 25 meeting. Mayor Stille asked
15 Council to consider waiving the third reading at the next meeting. This would mean there would
16 only be two readings. He requested Mr. Grittmann re-check the definitions and make sure they are
17 consistent throughout the Ordinance. Other cities are using moratoriums on the cannabis
18 component.

19
20 Councilmember Webster stated she has heard of a city putting in a moratorium until January
21 2024 which could be a further layer of protection for the community as we learn more about it.
22 Councilmember Jenson concurred.

23
24 Motion by Councilmember Webster, seconded by Councilmember Walker, to Approve First
25 Reading of Ordinance 2023-03 – Amending the St. Anthony City Code, by Amending Sections
26 111 and 152 Relating to the Regulation of the Sale, Manufacturing, and Distribution of
27 Cannabinoid Products.

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29 **Motion carried 5-0.**

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31 G. Quarterly Goals Update

32
33 City Manager Charlie Yunker reviewed the 2023 Goals Chart providing updates for the first half
34 of 2023. Councilmember Jenson thanked Mr. Yunker for the level of detail in his report.

35
36 **VII. REPORTS FROM CITY MANAGER AND COUNCIL MEMBERS.**

37
38 City Manager welcomed Debbie Maloney as the new Finance Director for the City.

39
40 Councilmember Webster had no report.

41
42 Councilmember Randle had no report.

43
44 Councilmember Jenson stated on June 30, the Northeast Youth and Family Services completed
45 their strategic plan in a multi-hour session. On July 6, the Ramsey County Local League of
46 Governments had a meeting.

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Councilmember Walker stated at the conference in Duluth he spoke with the Mayor of Falcon Heights. There was an annual picnic in honor of Philandro Castille on July 7. On July 10 he attended the St. Anthony Chamber of Commerce. On July 18 there will be a Happy Hour with the Chamber at Steel & Hops from 4-6pm.

Mayor Stille stated on July 6, Kiwanis invited him to speak at a gathering at The Landings Community Center. On July 10, he attended the Regional Council of Mayors Meeting with the City Superintendents.

VIII. COMMUNITY FORUM.

No one appeared to address the City Council.

IX. INFORMATION AND ANNOUNCEMENTS - NONE.

X. ADJOURNMENT.

Mayor Stille adjourned the meeting at 8:15 p.m.

Respectfully submitted,
Debbie Wolfe
TimeSaver Off Site Secretarial, Inc.

Mayor

ATTEST: _____
City Clerk

