

CITY OF ST. PAUL PARK
PLANNING COMMISSION AGENDA
Monday April 8, 2024
7:00 p.m.

1. Call to Order
2. Roll Call for Attendance
 - Patrick Downs - Chairperson
 - Ethan Glidden - Vice-Chair
 - Bryan McInerny
 - Richard Diaz
 - Jennifer Jahner
 - Tim Conrad - Council Liaison
3. Pledge of Allegiance
4. Approval of Minutes
 - A. Approval of the Monday, February 12, 2024, meeting minutes – waive reading of same.
5. Commission Actions
 - A. 820 Main Street – Garage Variance
6. New Business
 - A. R-1-Zoning District Review
7. Staff Reports
8. Unfinished Business

Adjourn



City of St. Paul Park

600 Portland Ave. • St. Paul Park, MN 55071-1501

Phone: (651) 459-9785 • Fax: (651) 459-6144

TO: St. Paul Park Planning Commission
Kevin Walsh, City Administrator

FROM: Nate Sparks, City Planner

DATE: April 5, 2024

RE: Variance – 820 Main Street

BACKGROUND

Rich Krtinich has made an application for a variance to construct a garage in the front yard of a property at 820 Main Street.

REQUEST

The applicant is proposing to construct a 936 square foot garage on the property. The house is set back towards the rear of the lot and the proposed garage would be set in front of the house. Section 74-219 (c) (4) states that a detached garage cannot be closer to the front lot line than the principal structure.

The garage meets all other setback and performance standards.

STAFF REVIEW / STAFF RECOMMENDATION

The proposal is to place a garage on the lot. Due to the setback of the house, it may be difficult to construct a garage that meets code requirements.

VARIANCE REVIEW

The purpose of a variance is to provide for deviations from the literal provisions of this division in instances where their strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in keeping with the spirit and intent of this division. The board of adjustment and appeals shall not approve any variance request unless they find failure to grant the variance will result in practical difficulties and the following criteria have been met:

- (1) The proposed variance is consistent with the comprehensive plan.
- (2) The proposed variance is in harmony with the general purpose and intent of this section.
- (3) The purpose of the variance is not based exclusively upon economic considerations.
- (4) The plight of the landowner is created by circumstances unique to the property not created by the landowner.
- (5) The granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.
- (6) The property owner proposes to use the property in a reasonable manner not permitted by this section.
- (7) The requested variance is the minimum action required to eliminate the practical difficulty.

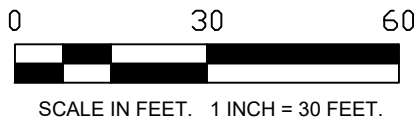
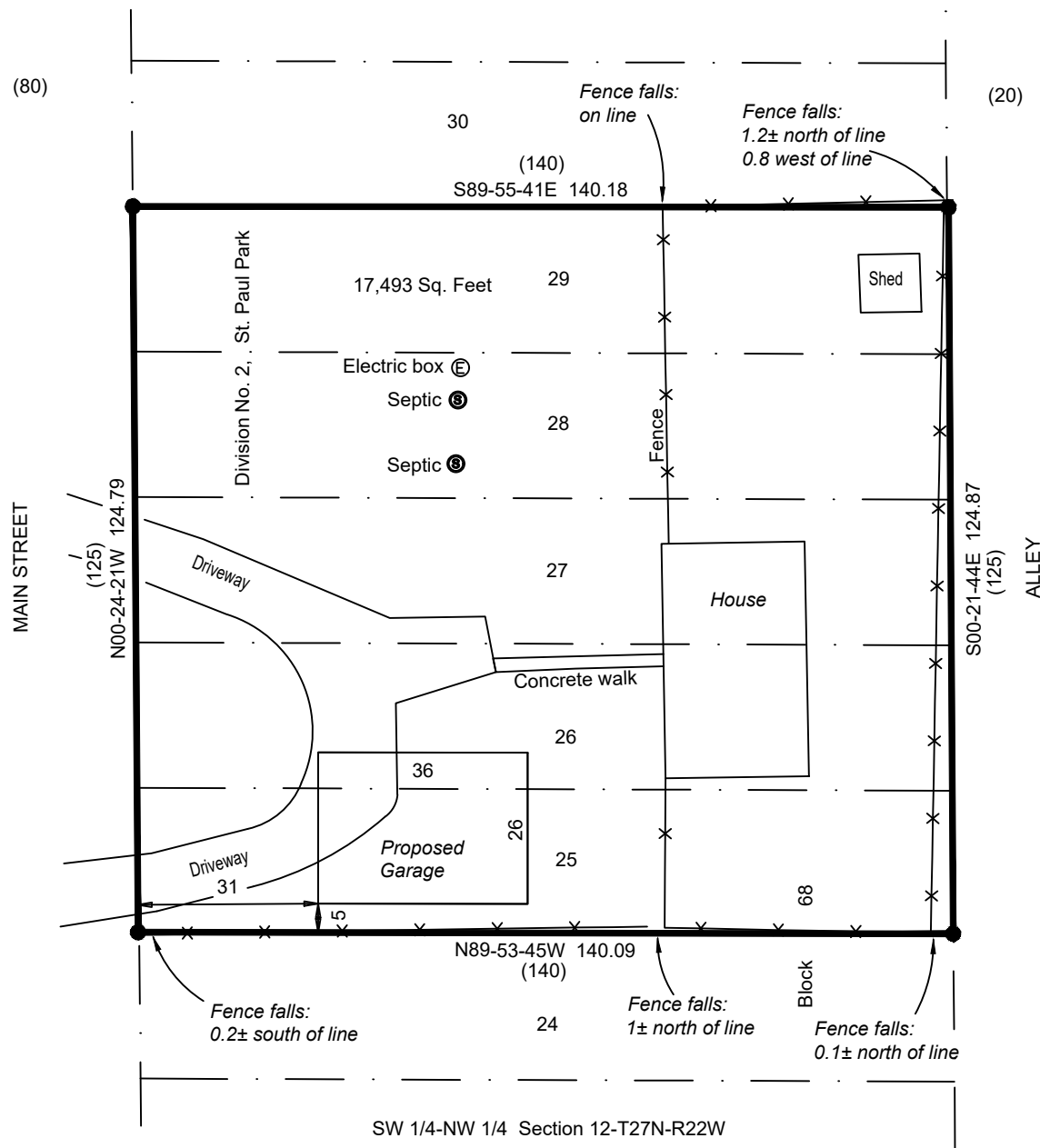
- (8) The variance does not involve a use that is not allowed within the respective zoning district.
- (9) That the granting of the variance will not confer special privileges on the parcel in question that are not generally available to other property in the same zoning district.

STAFF RECOMMENDATION

The Planning Commission should review the request and formulate a recommendation to the City Council.

1. The garage shall be constructed in conformance with the plans reviewed by the Planning Commission.
2. Any driveway improvements shall be done in a manner consistent with the City's ordinances.

CERTIFICATE OF SURVEY



THE BEARINGS SHOWN HEREON ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD 1983 (2011) ADJUSTMENT.

SURVEYOR'S CERTIFICATE

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

Lots 25 through 29 inclusive, Block 68, Division No. 2, St. Paul Park, Washington County, Minnesota.

Brandon W. King

Brandon W. King 42597
N324 County Road D, Eau Galle WI 54737
Minnesota Professional Land Surveyor

RICHARD & KARI KRTINICH
820 Main Street
Saint Paul Park MN 55071
PID: 1202722230023

Legend

- = Found 3/4" o.d. capped iron pipe
- (XXX) = Record data

Bearings are expressed in degrees-minutes-seconds. Distances are expressed in decimal feet.

Brandon King Land Surveying, LLC
PHONE: 715-639-5243
EMAIL:
bklsllc@gmail.com

PREPARED FOR:
Land & Resource Consulting
14620 23rd Ave. No.
Plymouth MN 55447

REVISED MAP DATE: 3-29-2024
FINAL FIELD WORK DATE: 2-26-2024

Cross Section

Job #



654 Transfer Road STE 16B
Saint Paul, MN 55114
Phone: 651.645.0331

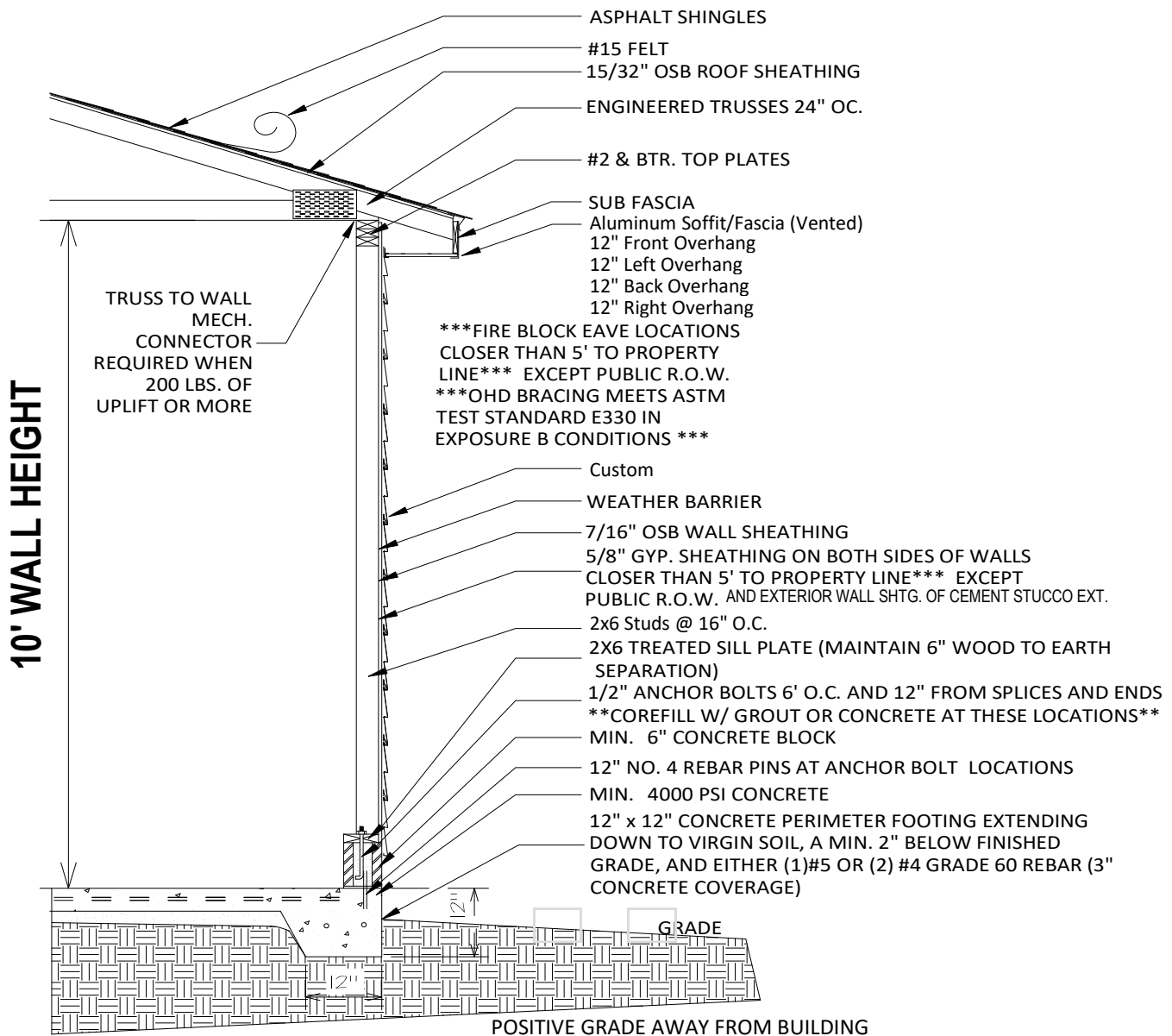
Customer: **Richard & Kari Krtinich**
Job Address: **820 Main St**
City/St/Zip: **Saint Paul, MN 55071**
Home # _____ Work # _____
Cell # **651-295-3931**
E-Mail **tkkrtinich@comcast.net**

Project Manager:

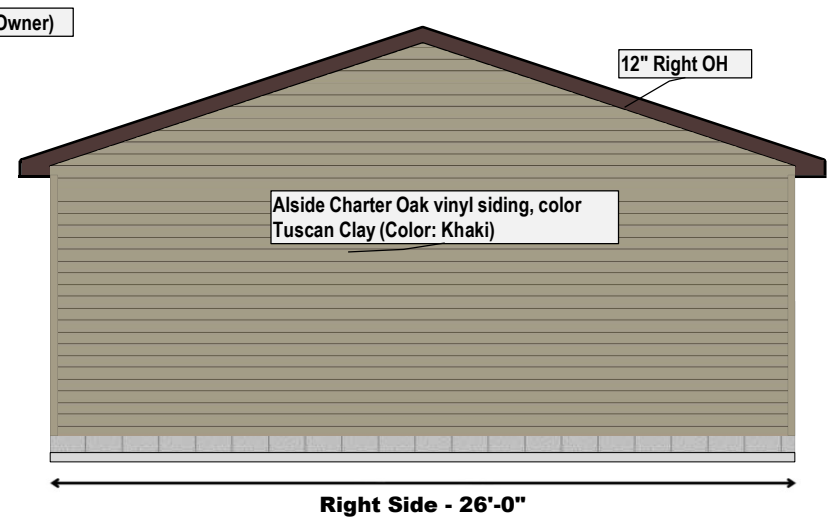
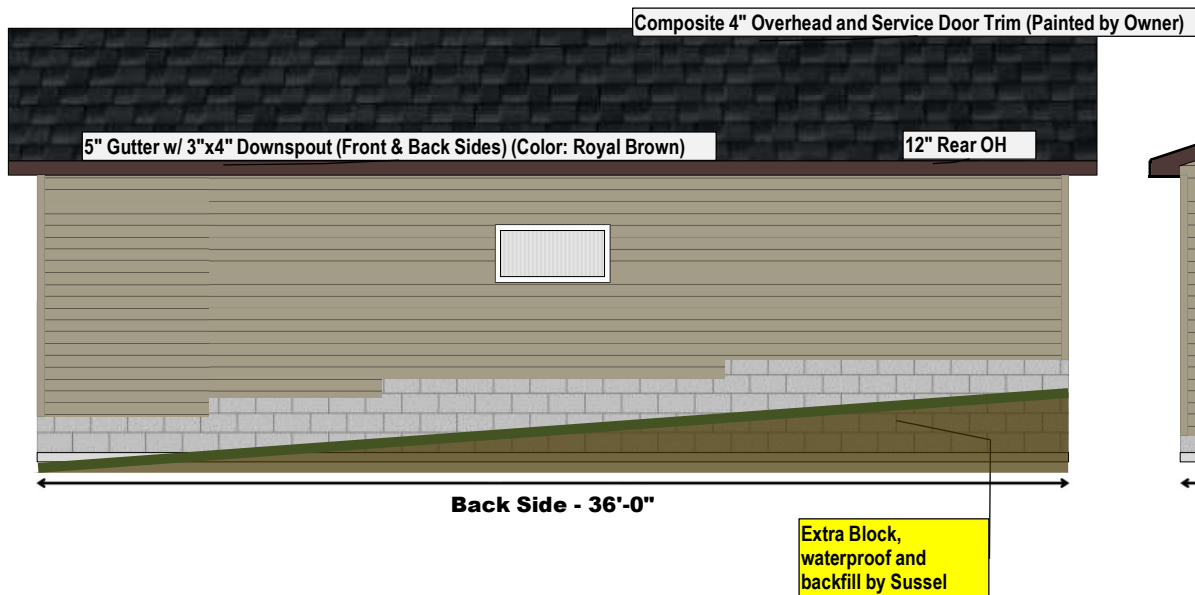
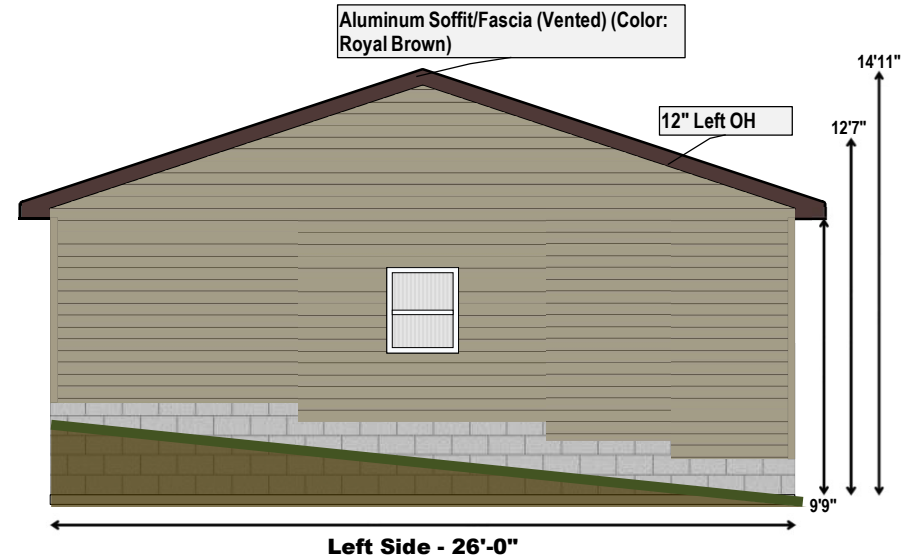
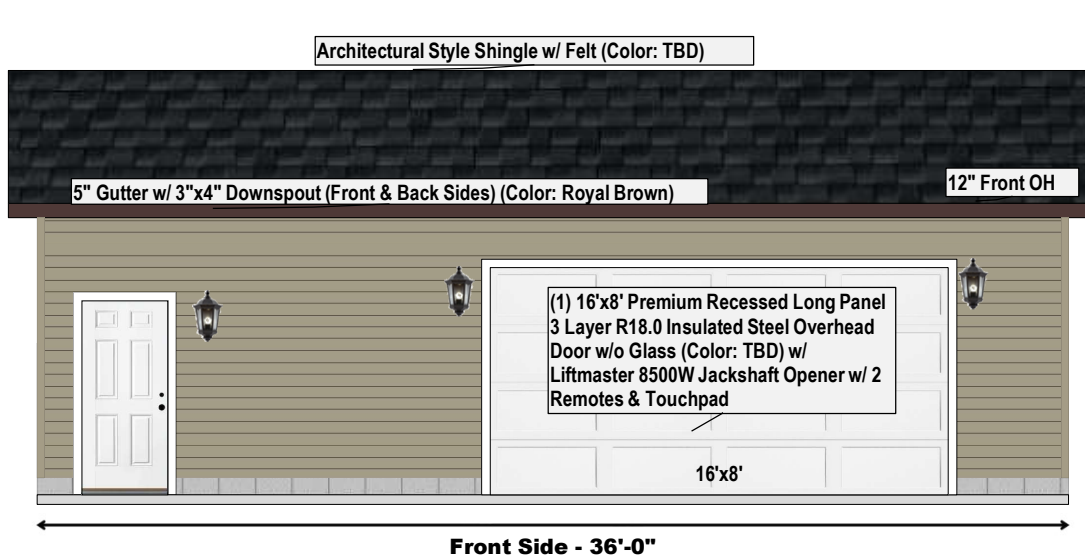
Job Description: **36'-0" x 26'-0" Detached Rev Gable Standard Trusses 4/12 Pitch**

Roof Style: **Rev Gable**
Mid-Point Height: **12'7"**
Roof Pitch: **4/12**
Heel Height: **Standard**

NOTE: WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS, SUSSEL CORPORATION MUST BE NOTIFIED OF ANY VARIATIONS FROM THESE DIMENSIONS AND CONDITIONS OF THE BELOW DRAWING.



THESE DETAILS REMAIN THE EXCLUSIVE CONFIDENTIAL PROPERTY OF SUSSEL BUILDERS, AND MAY BE USED BY OTHERS ONLY FOR THE PURPOSE SPECIFICALLY AUTHORIZED BY SUSSEL. ANY UNAUTHORIZED COPYING OR REPRODUCTIONS OF ANY PORTION IS FORBIDDEN.

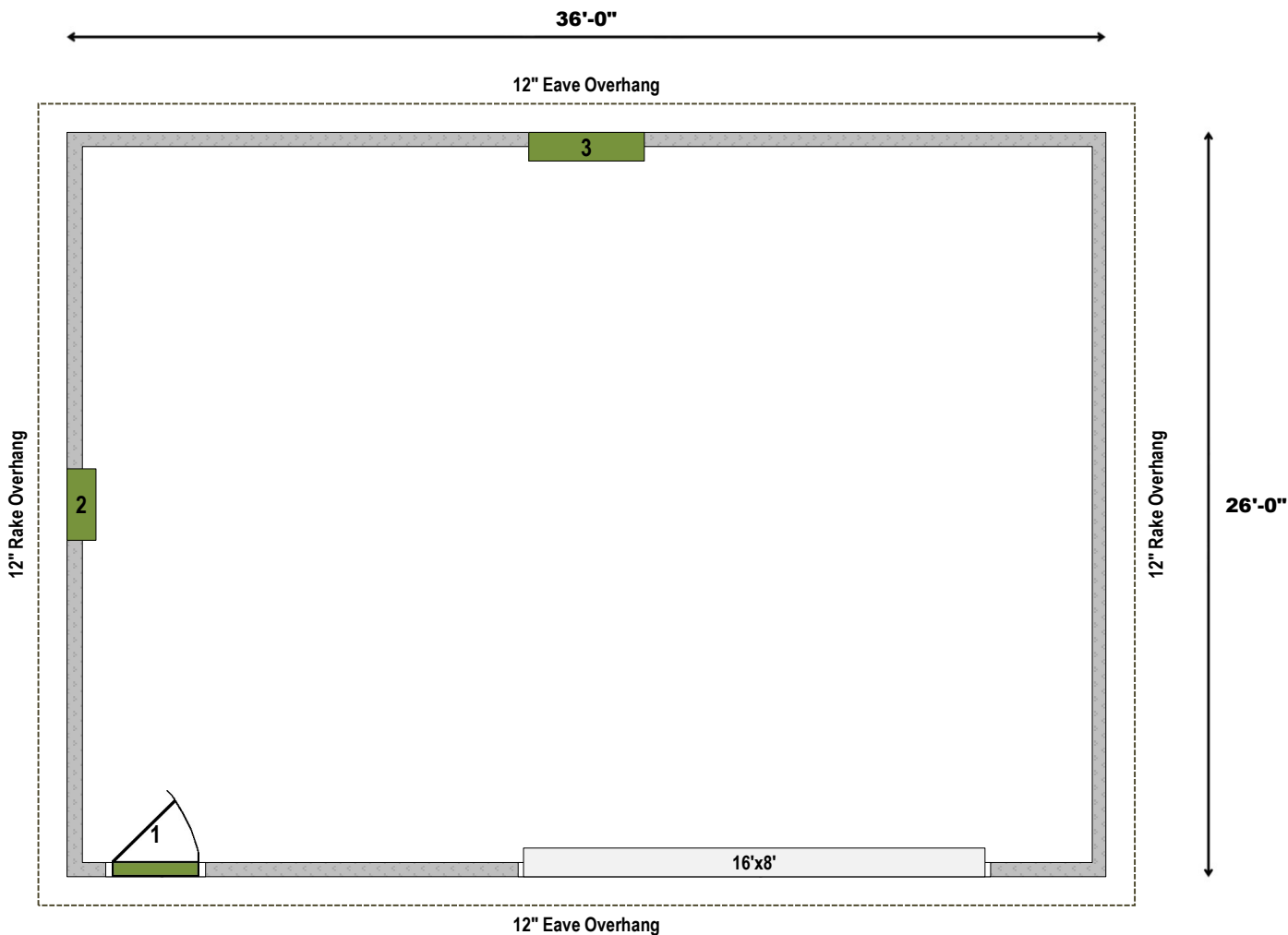


Purchaser:
Job Address:
City/St/Zip:

Richard & Kari Krtinich
820 Main St
Saint Paul, MN 55071

Roof Style:
Ceiling/Walls:
Overhangs:

36'-0" x 26'-0" Detached Rev Gable Standard Trusses 4/12 Pitch
10' Ceiling Height (2x6 Walls Framed 16" O.C. w/ 7/16" OSB)
Front: **12"** Left: **12"** Back: **12"** Right: **12"**



Please Note: These images are not part of the contract and are **for illustrative purposes only**. The colors, textures, and manufactured products displayed are digital representations only and cannot be relied upon to accurately portray the items to be installed. Please make all product selections by viewing manufacturer samples and brochures. Any required painting to be completed by purchaser.

Foundation Plan

Job #



654 Transfer Road STE 16B
Saint Paul, MN 55114
Phone: 651.645.0331

Customer: **Richard & Kari Krtnich**
Job Address: **820 Main St**
City/St/Zip: **Saint Paul, MN 55071**
Home # _____ Work # _____
Cell # **651-295-3931**
E-Mail **tkkrtnich@comcast.net**

Project Manager:

Job Description: **36'-0" x 26'-0" Detached Rev Gable Standard Trusses 4/12 Pitch**

Location (2 Starting Points Only)

SPL
FPL
FPL
SQ w/

4" Concrete Slab w/ 12"x12" Perimeter Footing. #3 Rebar Grid. Concrete control joint spacing not to exceed 10'. Set concrete block to maintain 6" inch wood to finish grade separation. Waterproof block below grade and backfill

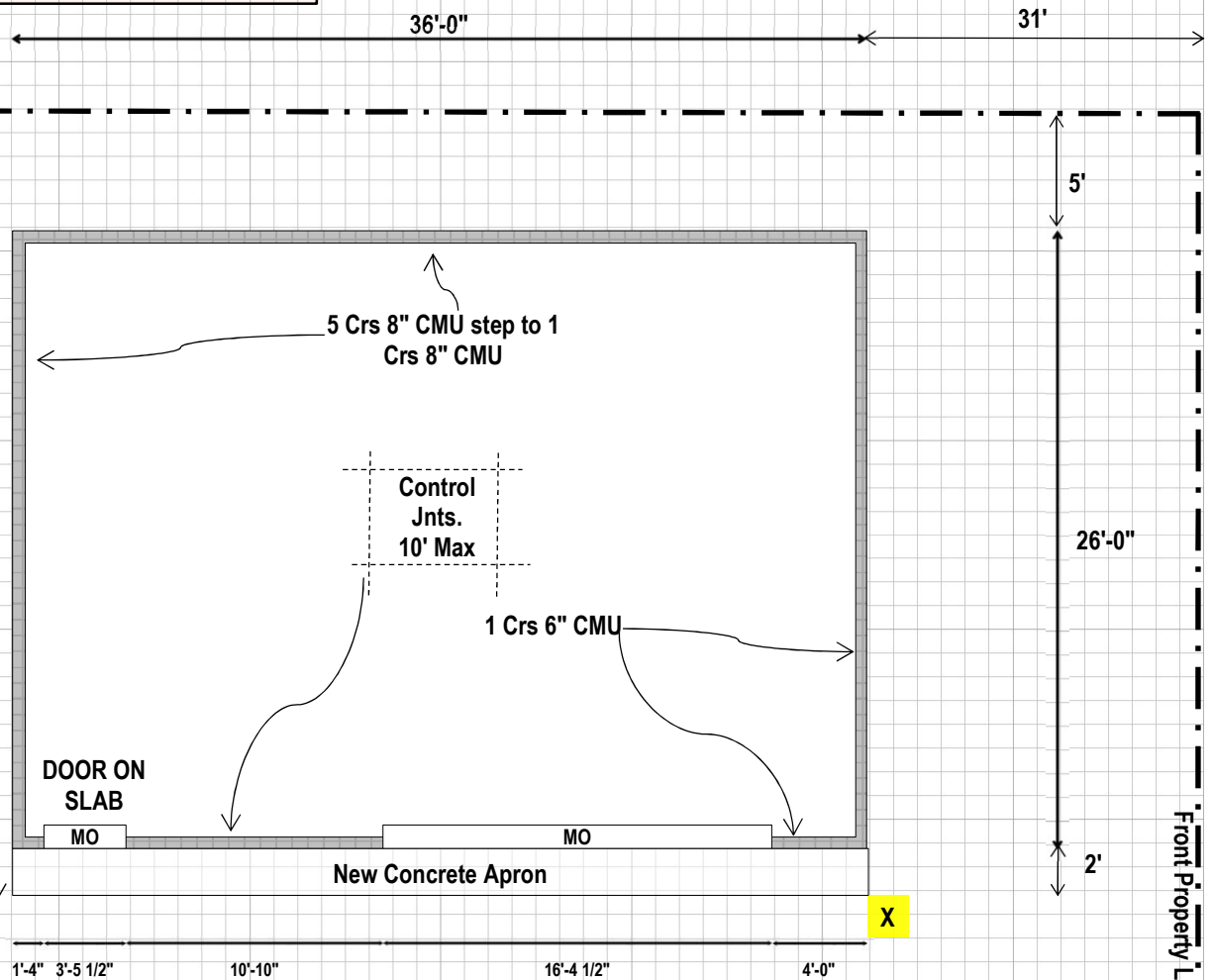
Additional Concrete:
72 Sq. Ft. Concrete Apron/Driveway

Finish grading and topsoil not by SusseL

Garage floors are designed to not drain

Owner's Signature: _____

Side Property Line



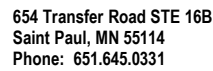
USE ANCHOR BOLT
LAYOUT SHEET
ATTACHED

Direction



Top of Slab (8") above X

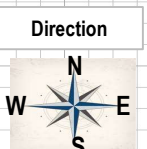
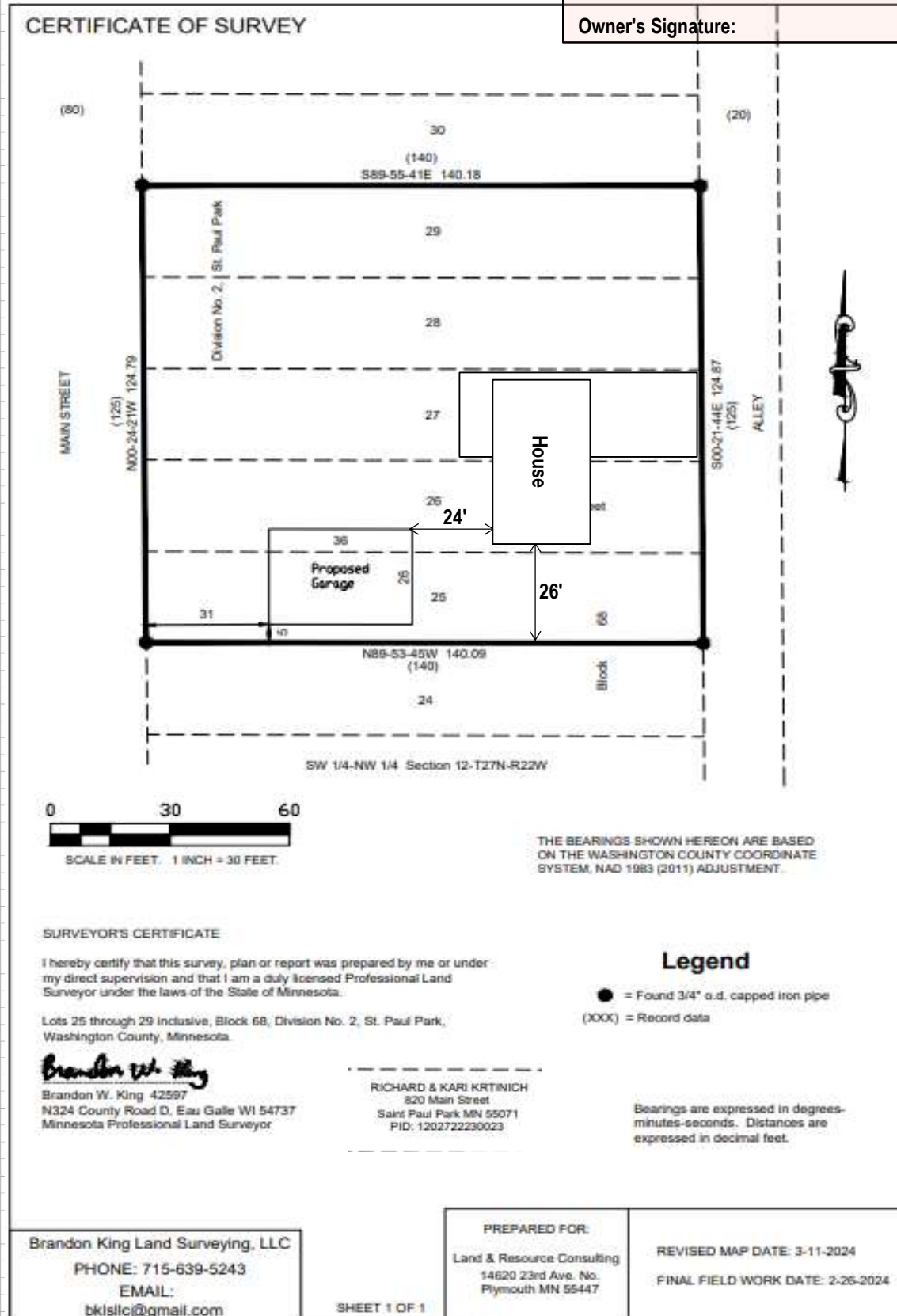
Job



Customer: **Richard & Kari Krtnich**
Job Address: **820 Main St**
City/St/Zip: **Saint Paul, MN 55071**
Home # _____ Work # _____
Cell # **651-295-3931**
E-Mail **tkkrtnich@comcast.net**

Project Manager:

Job Description: **36'-0" x 26'-0" Detached Rev Gable Standard Trusses 4/12 Pitch**



Siding Work Order

Job #



654 Transfer Road STE 16B
Saint Paul, MN 55114
Phone: 651.645.0331

Customer: **Richard & Kari Krtinich**
Job Address: **820 Main St**
City/St/Zip: **Saint Paul, MN 55071**
Home # _____ Work # _____
Cell # **651-295-3931**
E-Mail: **tkkrtinich@comcast.net**

Project Manager:

Job Description: **36'-0" x 26'-0" Detached Rev Gable Standard Trusses 4/12 Pitch**

Siding, Trim, and Soffit/Fascia

Siding Type	Alside Charter Oak vinyl siding, color Tuscan Clay	SQ	12.5	Color	TBD
Accent Siding	N/A	SQ		Color	
Trim (Doors/OHD)	Trim (Doors/OHDs) - Composite 4"	LF	50	Color	White
Trim (Windows)	Trim (Windows) - N/A	LF		Color	TBD
Trim (Corners)	Trim (Corners) - N/A	LF		Color	TBD
Trim (Base Brd)	Trim (Base Boards) - N/A	LF		Color	TBD
Trim (Band Brd)	Trim (Band Boards) - N/A	LF		Color	TBD
Trim (Freeze Brd)	Trim (Frieze Boards) - N/A	LF		Color	TBD
Soffit/Fascia Type & Manufacturer	Aluminum Soffit/Fascia (Vented)			Color	Royal Brown
Front Overhang	12" Eave 38 LF	Left Overhang	12" Rake 30 LF		
Rear Overhang	12" Eave 38 LF	Right Overhang	12" Rake 30 LF		
Gutter	5" Gutter w/ 3"x4" Downspout (Front & Back Sides)			Color	Royal Brown

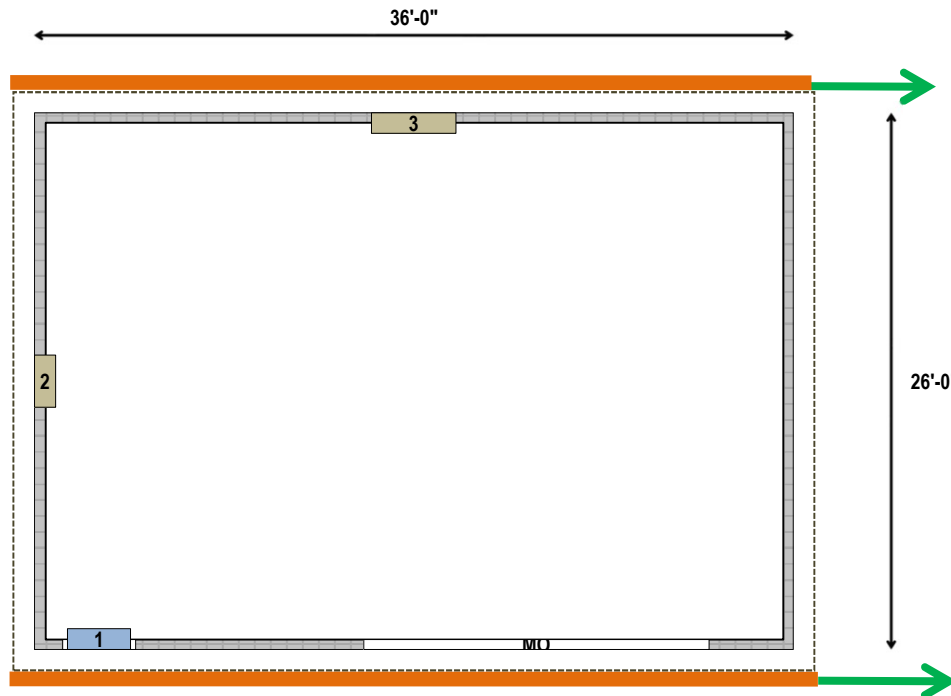
Gutter

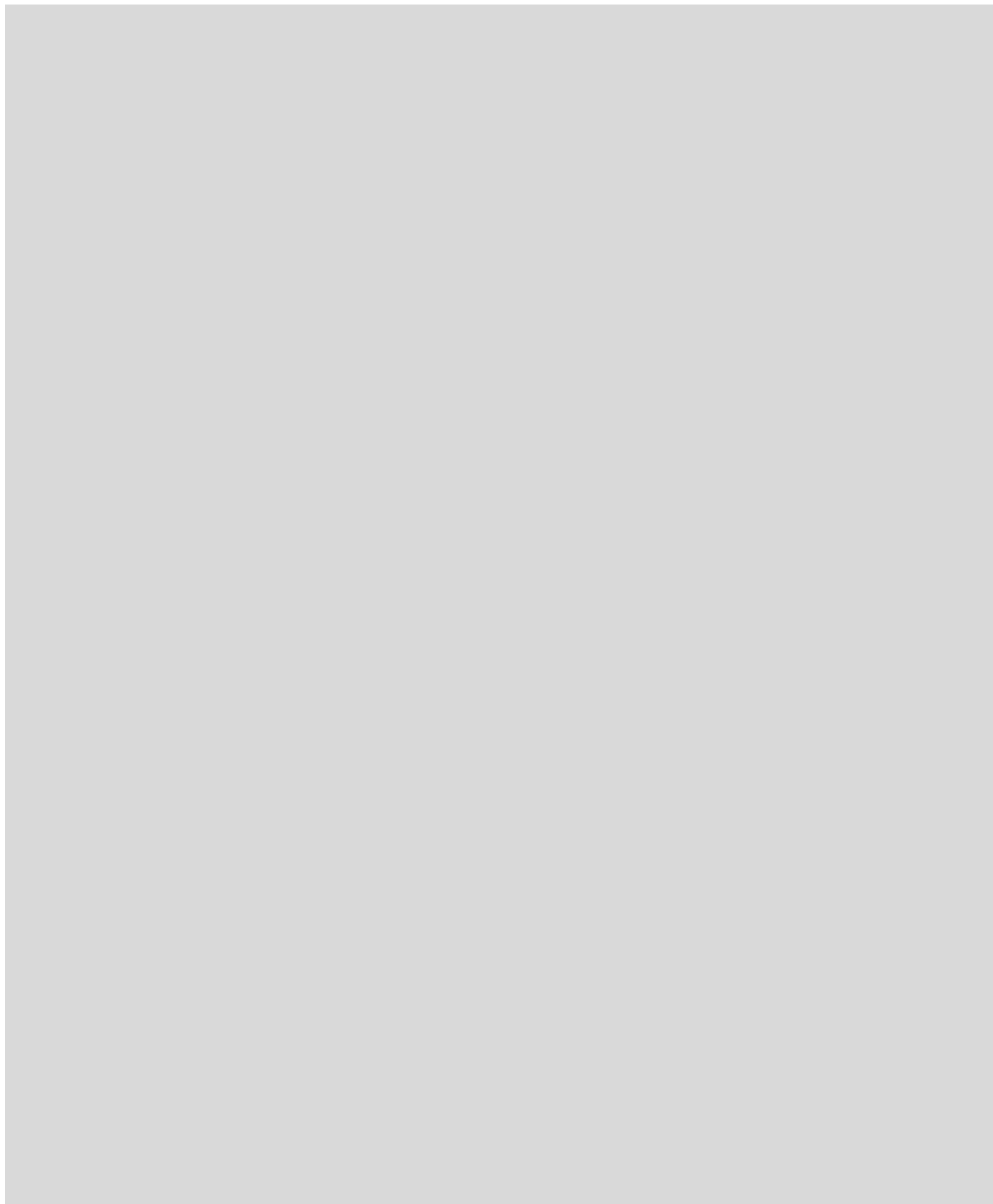
Length: **78'**
Color: **Royal Brown**
Gutter Apron: **included**

Owner's Signature:

Downspout

Length: **40'**
Color: **Royal Brown**
Notes: **None**







City of St. Paul Park

600 Portland Ave. • St. Paul Park, MN 55071-1501

Phone: (651) 459-9785 • Fax: (651) 459-6144

TO: St. Paul Park Planning Commission
Kevin Walsh, City Administrator

FROM: Nate Sparks, City Planner

DATE: April 5, 2024

RE: R-1 Zoning District Review

BACKGROUND

The Planning Commission is reviewing zoning districts for conformance with the Comprehensive Plan. This month, the Commission is going to discuss the R-1 Ordinance.

R-1 DISTRICT REVIEW

The R-1 District allows for single family residential uses. It is primarily the residential portion of the City east of the railroad tracks with some future development areas on the far southern end of the City.

Comprehensive Plan

By the Comprehensive Plan, there are two land use designations that currently fit with the R-1. There is the Critical Residential and the Low Density Residential. The Critical area is the residential area within the MRCCA corridor and permitted at 2-5 units per acre. The Low Density Residential is the single family portions of the City and is allowed at 3-5 units per acre. The density is lower in the Critical area due to the additional restrictions found in the MRCCA overlay. The Commission may wish to discuss if a separate zoning district is warranted.

Existing Ordinance

The Commission should review the existing ordinance and provide any comments. Staff finds that this section is generally adequate. Some discussion around the allowance of schools and churches as a conditional use might be warranted.

PLANNING COMMISSION DISCUSSION

The Planning Commission should discuss the R-1 District and provide recommendations on any desired changes.

DIVISION 2. R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 74-386. Purpose.

The purpose of the R-1, low density residential district is to provide for low density single-family detached residential dwelling units in areas identified for such a use within the Comprehensive Plan and directly related, complementary uses.

(Code 1982, § 15.17; Ord. No. 762, § 12, 1-17-23)

Sec. 74-387. Permitted uses.

The following are permitted uses in an R-1 district:

- (1) Single-family detached dwellings.
- (2) State licensed residential care facilities serving six or fewer persons.
- (3) Public parks and playgrounds.
- (4) Essential services.

(Code 1982, § 15.171; Ord. No. 700, § 2, 9-16-13)

Sec. 74-388. Accessory uses.

The following are permitted accessory uses in an R-1 district:

- (1) Private garages, parking spaces and carports for licensed and operable passenger cars and trucks not to exceed a gross weight of 12,000 pounds, as regulated by article V, (off-street parking), of this chapter. Private garages are intended for use to share the private passenger vehicles of the family or families resident upon the premises, and in which no business service or industry is carried on. Such garage shall not be used for the storage of more than one commercial vehicle owned or operated by a resident per dwelling unit.
- (2) Parking of recreational vehicles and equipment owned by the occupants for their personal use.
- (3) Home occupations.
- (4) Noncommercial greenhouses and conservatories.
- (5) Tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.
- (6) Swimming pools shall be permitted subject to the conditions imposed in section 18-81 et seq. Between June 1 and June 10 of each year, the owner of the swimming pool shall be required to file with the city administrator an affidavit attesting to the fact that any pool owned by the affiant is in compliance with all the provisions of city ordinances.

-
- (7) Tool houses, sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment shall not exceed the square footage specified in section 74-219(c).
 - (8) State licensed in-home day care serving 14 or fewer persons in a single family detached dwelling.

(Code 1982, § 15.172; Ord. No. 627, § 2, 12-18-06; Ord. No. 700, § 2, 9-16-13)

Sec. 74-389. Conditional uses.

The following are conditional uses in an R-1 district. Such uses require a conditional use permit based upon procedures set forth in and regulated by section 74-91 et seq.:

- (1) Public or semipublic recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues, provided that:
 - a. Side yards shall be double that required for the district, but no greater than 30 feet.
 - b. Adequate screening from abutting residential uses and landscaping is provided in compliance with section 74-222.
 - c. Adequate off-street parking and access is provided on the site or on lots directly abutting directly across a public street or alley to the principal use in compliance with article V and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with section 74-222.
 - d. Adequate off-street loading and service entrances are provided and regulated where applicable by article VI.
 - e. The provisions of section 74-91(e) are considered and satisfactorily met.
- (2) Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the community, provided that:
 - a. Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
 - b. Equipment is completely enclosed in a permanent structure with no outside storage.
 - c. Adequate screening from neighboring uses and landscaping is provided in compliance with section 74-222.
 - d. The provisions of section 74-91(e) are considered and satisfactorily met.
- (3) Preschools accessory to established public and private educational institutions or religious institutions.
- (4) Residential planned unit developments, as regulated by section 74-66 through 74-69 provided no flexibilities are granted beyond subdivision right-of-way widths and the standards found in section 74-391.

(Code 1982, § 15.173; Ord. No. 654, § 3, 2-16-10; Ord. No. 698, § 1, 6-17-13; Ord. No. 700, § 2, 9-16-13)

Sec. 74-390. Interim use permits.

Reserved.

(Ord. No. 700, § 2, 9-16-13)

Editor's note(s)—Ord. No. 700, § 2, adopted September 16, 2013, created a new § 74-391 as herein set out and renumbered the former §§ 74-390, 74-391 as §§ 74-391, 74-392.

Sec. 74-391. Lot and building requirements and setbacks.

The following minimum requirements shall be observed in an R-1 district, subject to additional requirements, exceptions and modifications set forth in this chapter:

- (1) Lot area: 9,000 square feet.
- (2) Lot width: 75 feet.
- (3) Setbacks.
 - a. Front yards: Not less than 30 feet.
 - b. Side yards:
 1. Interior lots: Not less than five feet on any one side.
 2. Corner lots: Not less than five feet on the interior side, nor less than 30 feet on the side yard abutting a public street right-of-way.
 - c. Rear yards: 30 feet.
- (4) Building height: No structure in an R-1 district shall exceed three stories or 35 feet in height, whichever is least.

(Code 1982, § 15.174; Ord. No. 700, § 2, 9-16-13; Ord. No. 731, § 2, 11-21-16)

Sec. 74-392. Garage requirement.

All single family homes shall be constructed with a minimum 440 square foot garage for each unit.

(Code 1982, § 15.175; Ord. No. 700, § 2, 9-16-13)

Secs. 74-393—74-420. Reserved.