

MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
October 2, 2024

MEETING CALLED TO ORDER BY CHAIR FELTON AT 7:00 P.M.

Present:

Tim Felton
Tyler Fehrman
James Hart
Andrew Hoffman
Brienne Miller
Michael Healy, Planning Manager

Absent: Geoff Fournier
Ruth Krueger

- 1) APPROVAL OF AGENDA - Motion to approve as presented– Fehrman/Miller (5-0).
 - 2) APPROVAL OF MINUTES –September 4, 2024 –Motion to approve as presented–Hoffman/ Fehrman (5-0).
 - 3) NEW BUSINESS
- None
- 4) PUBLIC HEARINGS

A. Interim Use Permit for a Temporary Building at Twin City Hide

Mr. Healy shared the staff report. The Applicant is Twin City Hide. The Application is related to an existing temporary building located at 491 Malden Street. Twin City Hide and Tanning has been implementing a multi-phase reconstruction of their facility after receiving a Conditional Use Permit for a Planned Unit Development approval in 2017. In 2022, Twin City Hide received an Interim Use Permit for a temporary building that is comprised of three 720 sq. ft. trailers that are pushed together. The temporary building functions as a breakroom and office for the business while construction of a new permanent building with these facilities is completed. The Interim Use Permit approval from 2023 will expire on December 31st of 2024 and a new Interim Use Permit is needed for the trailer building to remain on the site. Twin City Hide and Tanning has completed most of the redevelopment plan and only has one building left to tear down and one new building to construct. Their Planned Unit Development approval was extended in 2023 and the business now has until May 31, 2026 to start construction on the final building. The expiration date for the Interim Use Permit does not line up with the approved PUD extension and so the Applicant is requesting an Interim Use Permit extension to line up the dates in the two approvals.

The project has been delayed several times and recent delays were related to the state-of-the-art equipment and odor mitigation systems in the new facility which required additional time to ensure proper operation. This has delayed the final phase of the project as the old hide processing building cannot be demolished until the new

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hide processing building is operational. Staff is recommending approval of the interim use permit which will now have an expiration date that aligns with the approved PUD plan's extended timeline.

Commissioner Hart asked Mr. Healy what would happen if the project needed another extension and if there is a maximum amount of time an Interim Use Permit can run for. Mr. Healy explained the code does not have a maximum duration for an Interim Use Permit. Interim Use Permits are reviewed on a case-by-case basis. Commissioner Hart asked for clarification on if this extension was the first or second extension request of the Interim Use Permit. Mr. Healy clarified that it was the first extension request.

Paul Rogosheske, Erich Pugh, and Dick Gunderson were all present to speak to the application. Mr. Rogosheske asked the Planning Commission to approve the Interim Use Permit request as the temporary trailers are needed to offer office, breakroom, and locker room space while the new facility is being constructed. Mr. Rogosheske explained that the delays to the project started during COVID. More recently, the delays have been related to needing to have technicians from Europe come over to address installation and software issues with the state-of-the-art equipment. Mr. Rogosheske stated that the plan was to demolish the final building before the end of the year.

Chair Felton asked Mr. Rogosheske if he was aware of the conditions for the Interim Use Permit and if there were any objections to any of the conditions. Mr. Rogosheske stated that he had no issue with any of the conditions.

Chair Felton opened the public hearing.

No one was present to speak on the application and no correspondence was received prior to the public hearing.

Chair Felton closed the public hearing.

Motion to recommend approval of the Interim Use Permit for a temporary building at 491 Malden Street-Fehrman/Hoffman (5-0)

5) OTHER BUSINESS

None.

6) STAFF UPDATES

None.

7) ADJOURNMENT

Motion to adjourn- Hoffman/Miller (5-0).