

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
WEDNESDAY JANUARY 7, 2026**

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

1) ROLL CALL

Present: Tim Felton
Geoff Fournier
James Hart
Tracy Haye
Andrew Hoffman
Brienne Miller
Michael Healy, Planning Manager
Ryan Garcia, City Administrator

Absent: Tyler Fehrman

2) APPROVAL OF AGENDA –Motion to approve the agenda as presented– Hoffmann/Fournier (6-0).

3) APPROVAL OF MINUTES – November 5, 2025 –Motion to approve the minutes as presented– Haye/Hoffman (6-0).

4) NEW BUSINESS

None.

5) PUBLIC HEARINGS

A. Site Plan Review and Conditional Use Permits for AVR LLC Concrete Batch Plant Project at 400 Richmond Street East

Mr. Healy presented the staff report. The Applicant is AVR, LLC and they are seeking a site plan review and 5 conditional use permits to construct a concrete batch plant at 400 Richmond Street East. The property is the site of the City's existing Public Works Service Center. The City is pursuing the construction of a new Public Works Facility to meet current and projected operational needs. The proposal is to sell the property to AVR LLC who would then lease it back to the City to use until the new Public Works facility is ready. Mr. Healy went through the site plan review and the conditional use permits needed for the proposed AVR LLC batch plant. Based on the amount of time needed to construct the new Public Works facility, Staff is recommending that the development approvals be given a 3-year timeline for improvements to begin instead of a traditional 1-year timeline. Staff recommend approval of the site plan and conditional use permits, subject to conditions.

Commissioner Hoffman asked about the building material requirements and which structures they applied to. Mr. Healy explained that they apply to both the principal and accessory buildings. The principal building complies with the building material requirements. Additional information is needed to confirm if the accessory building complies.

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Commissioner Hoffman asked about the scope of work that would need to occur within 3 years to comply with the 3-year timeline for substantial improvements to begin. Mr. Healy explained that the Applicant would be given three years to begin construction, unless an extension was granted by the city council.

Commissioner Haye asked if the City has received any noise complaints from AVR's temporary facility at 843 Hardman Avenue South. Mr. Healy shared the City had not.

The Planning Commission discussed the discussion items that were highlighted in the staff presentation.

Zach Anderson of BNB Advisory and Erik Peterson of Amcon Construction Company were present to speak on the Application. Mr. Anderson shared that Josh Edwards of AVR LLC was unable to attend the meeting due to travel complications.

Commissioner Hoffman asked the Applicants about the conditions of approval. Mr. Anderson stated they did not have any issues with the conditions.

Acting Chair Miller asked the Applicants if they would be willing to color the concrete on the accessory building. Mr. Peterson shared that their intention was to paint the concrete to match the existing building on site. The other option would be to utilize synthetic stucco.

Commissioner Hart asked if the Applicant had concerns about the hours of operation. Mr. Anderson noted the business's general hours of operation on weekdays were 7:00 AM to 7:00 PM. On Saturdays, their hours of operation are usually 7:00 AM to noon. Commissioner Hart asked if the Applicant would have reservations about their hours of operation being limited to 7:00 AM to 7:00 PM. Mr. Anderson indicated they would be open to it.

Commissioner Fournier asked if the plant was designed for the concrete trucks to back into the plant, triggering a backup alarm. Mr. Peterson confirmed the plant was designed for the trucks to back into the plant.

Commissioner Haye asked if they have received noise complaints at any of their locations. Mr. Anderson stated he was not aware of noise complaints at their locations. Commissioner Hoffman noted that their Apple Valley location is adjacent to a residential development and had resulted in no noise complaints. Mr. Anderson added the proposed facility at 400 Richmond Street East would be enclosed so the only potential sources of noise would be the conveyor belt and the back up alarm on the vehicles.

Commissioner Hart asked if hours of operation restrictions had been placed on the business at any of their other locations. Mr. Anderson shared he did not know.

Acting Chair Miller opened the public hearing.

Kent Zoya, 1149 Syndicate Avenue, shared his concerns about the noise from the facility and encouraged the Planning Commission to recommend denial of the site plan review and the conditional use permits.

Acting Chair Miller closed the public hearing.

Commissioner Hart asked Mr. Healy to go over the requested conditional use permits for the project. Mr. Healy brought up the relevant slide and explained that most of the conditional use permits for the project are related to the buildings and layout of the site as opposed to the use.

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Commissioner Hart asked staff how tall the building would be in comparison to the bluff. Mr. Healy stated he did not know but shared the bluff is approximately 100 feet tall. Commissioner Hoffman added the main bulk of the structure would not be 82 feet tall. Mr. Healy clarified the main bulk of the building would be 62 feet tall and that the tower element would be an additional 20 feet tall.

Commissioner Haye asked how many vehicles are at the Public Works facility. Mr. Garcia shared that there are approximately 30 vehicles at the Public Works facility. The current operations of this facility are typically between 7:00 AM and 3:30 PM. Chair Miller asked if the existing city fleet vehicles had a back up alarm. Mr. Garcia indicated they do. Mr. Zoya encouraged the Commissioners to add a condition of approval regulating the type of back up alarm that can be used at the facility.

The Commissioners discussed limiting the hours of operation for the business. The Commissioners also discussed the proposed synthetic stucco material for the accessory building.

Motion to recommend approval of a site plan and conditional use permits for AVR LLC, with the added conditions requiring a synthetic stucco be used on the concrete exterior of the accessory building and that the hours of operation be limited to 7:00 AM to 7:00 PM- Hart/Hoffman (6-0)

6) OTHER BUSINESS

None.

7) STAFF UPDATES

None.

8) ADJOURNMENT

Motion to adjourn- Haye/Felton (6-0)