

MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
July 1, 2026

ACTING CHAIR MILLER CALLED THE MEETING TO ORDER AT 7:00 PM ON WEDNESDAY, JULY 1, 2026.

1) ROLL CALL

Present:

- Geoff Fournier
- Tracy Haye
- Andrew Hoffman
- Brianne Miller
- Alex Wegehaupt

Absent:

- Tim Felton
- Tyler Fehrman

Staff Present:

- Michael Healy, Planning Manager

2) APPROVAL OF AGENDA – Motion to approve the agenda as presented- Hoffman/Fournier (5-0).

3) APPROVAL OF MINUTES – May 6, 2026 –Motion to approve the minutes as presented– Fournier/Hoffman (5-0).

4) PUBLIC HEARINGS

A. Camber Hill Townhomes Renovation Project Development Application

Mr. Healy presented the staff report. The Applicant, Twin Cities Housing Development Corporation, recently purchased the Camber Hill townhomes with the intention of renovating the development to improve the functionality and aesthetics of the site. The property, which contains 10 townhome buildings, is located along Camber Avenue and is built into an existing bluff. Several zoning approvals are needed for the proposed renovations to take place. Staff is recommending approval of the development application.

Ken Isaacson from Twin Cities Housing Development Corporation was present to answer questions.

Commissioner Haye asked about the timeline for the project. Mr. Isaacson stated the project was expected to take 12 to 14 months from start to finish due to the need to temporarily relocate the building's existing occupants during construction. The construction was expected to be completed by Fall of 2027.

Acting Chair Miller asked if the City is the final approver for variances within the Mississippi River Critical Corridor Area. Mr. Healy stated that the City Council makes the final decision about variances and conditional use permits in MRCCA, with the provided recommendation from the Minnesota Department of Natural

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Resources and the National Park Service in mind. If the City Council approved a MRCCA conditional use permit or variance that either agency felt does not align with the MRCCA regulations, they could seek to block the zoning approval in court.

Acting Chair Miller opened the public hearing.

No correspondence was received from the meeting. No one was present to comment on the application.

Acting Chair Miller closed the public hearing.

Commissioners Hoffman and Wegehaupt shared their support for the project.

Motion to recommend approval of the Camber Hill Townhome Renovation Development Application- Hoffman/Fournier (5-0).

6) OTHER BUSINESS

None.

7) STAFF UPDATES

Mr. Healy shared construction was underway for two projects previously reviewed by the Planning Commission: the Bonfe expansion and the new Circle K gas station. Mr. Healy invited the commissioners to the groundbreaking for the Bonfe development on Tuesday, July 7th at 10:45 AM. Mr. Healy also shared the grand opening for Don Carlos Taqueria was scheduled for Thursday, July 2nd.

8) ADJOURNMENT

Motion to adjourn- Hoffman/Fournier (6-0).