**PUBLIC HEARING – REZONING REQUEST FOR 8655 KENNEDY MEMORIAL DRIVE FROM R-1 SINGLE FAMILY RESIDENTIAL TO MU-BR MIXED USE BUSINESS RESIDENTIAL – JULY 2, 2025**

**CALL TO ORDER:** 6:45 pm

**MEMBERS PRESENT:** Mayor Tim Eiler, Council Tom Schufman, Terrill Anderson, Carolyn Brooks

**MEMBERS ABSENT:** Randy Ebert

**STAFF PRESENT:** Administrator/Clerk/Treasurer Brenda Fisk

**OTHERS PRESENT:** Joor Erin Shultz, Bauer Schultz, Laren Schultz, Linda Bernier, Linette Kirsch

Public Hearing was held to consider request from Joor Erin Schultz to rezone property from R1 Single Family Residential to MU-BR Mixed Use Business Residential at 8655 Kennedy Memorial Drive, P.I.D. 32-117-24-22-0078.

Council acknowledged the following information as included in the meeting packet.

a. Application dated 05/13/2025 – includes letter from owner describing concept and request mobile food unit on premises, visual concept of building rendering, Basement Authority drawing to waterproof building, MN Dept. of Health Mobile Food Unit license, State of MN Mobile Food Unit permit, Property Survey
b. Ordinances:
i. 157.168 Amendments; Rezoning Amendments
ii. 157.020 Mixed Use Business Residential (MU-BR)
iii. 157.023 Table of Land Uses
iv. 157.058 Additional Requirements
c. 05-22-2025 City Planner Report
d. 06-24-2025 Attorney Report
e. Parks/Planning Commission and Economic Development Commission 05/27/2025 Minutes recommending approval with conditions of lawyer approval and public hearing.

**Open to Public Comment**

Joor Erin Schultz read her letter as in packet.

Linda Bernier- 8663 Kennedy Memorial Drive:

Parking in back or on street?

Joor Erin Schultz-majority on street, areas will be striped.

If rezoned and new owner does the zoning change back to residential?

Council- rezoning stays with the property.

Will the changes result in higher value or taxes?

Council- commercial properties pay more in taxes, changes in values of neighboring residential property changes is unknown.

Will it be a drive through?

Joor Erin Schultz - no

What are the food truck's latest hours?

Joor Erin Schultz - 8pm

**Close Public Comment Portion of Hearing:**

Motion made by Anderson and seconded by Schufman to close public comment. Aye 4/0

**Council consideration of an ordinance amendment approving the rezoning request.**

Schufman-where will food trucks be parked?

Joor Erin Schultz - front of building using 2 or 3 parking spaces or in front of garage.

Brooks - will front remain parking?

Joor Erin Schultz - yes

Anderson - will there be odors or noise?

Joor Erin Schultz - no noise from the truck, it is electric. Private events will be cleared out by 9pm, notice to neighbors if later. No odors from food.

Schufman - the site plan review will be interesting.

Anderson - rezone entire block.

Mayor- only considering this one at this hearing.

Anderson - I do not consider this spot zoning as others have this zone down Kennedy Memorial Drive.

Mayor - who will police the blocking of driveways?

Joor Erin Schultz - I will, all guests will be told where to park.

**Ordinance Amendment 2025-02:** An Ordinance Amendment rezoning certain property at 8655 Kennedy Memorial Drive from Single Family Residential (R-1) to Mixed Use Business Residential (MU-BR):

Motion made by Brooks and seconded by Schufman to approve Ordinance Amendment 2025-02; An Ordinance Amendment rezoning certain property at 8655 Kennedy Memorial Drive from Single Family Residential (R-1) to Mixed Use Business Residential (MU-BR). Aye 4/0

Resolution includes conditions as follows:

- The approval is strictly for the rezoning only. Site plan review will need to occur concurrently with the application for a building permit at which time the applicant will be required to come into compliance with the ordinance as it relates to parking, landscaping, architectural standards, etc.
- Its passage by the St. Bonifacius City Council.
- Approval by the Metropolitan Council of an amendment to the 2030 City Comprehensive Plan permitting this change in the zoning district boundary.
- Publication according to law.

**Close Public Hearing:**

Motion made by Anderson and seconded by Brooks to close the public hearing. All aye 4/0

The meeting closed at 7:10 pm.

**ATTEST:**

**Admin/Clerk/Treasurer, Brenda Fisk**