



## SPECIAL HOUSING AND LAND USE COMMITTEE MEETING MINUTES

Wednesday, September 28<sup>th</sup>, 2022 | 6:30pm

**Chair:** Mike Moore

**Secretary:** Bethany Lewis

**Staff:** Alexa Golemo

**Also in attendance:** Mary Wilmes, Patrick O'Shaughnessy, Colin Fesser, Lynn Ihlenfeldt, Nathan Davis, Marc Manderscheid, Catherine Plessner, Art Punyko, Elizabeth Wefel, Melanie Peterson-Nafizger, Gene Johnson, Cindy Radtke, Regina Purins, Dave Pasiuk, Kensey Lipstreuer, Deb Burns, F. F. Peters, Tom Dietsche, Erik Peterson

### AGENDA

- 6:30 I. **Welcome & Introductions**  
*Mike Moore read standard introduction to the Housing & Land Use Committee, including the reminder that only committee members may vote on any motions in this meeting (committee members must attend at least 3 consecutive HLU meetings to be considered a voting member).*
- 6:45 II. **Agenda additions/deletions**  
*No additions or deletions made to the agenda.*
- 6:47 III. **Approve Meeting Minutes for July Regular, August 8 Special, and August 31 Special**  
*There was considerable confusion over which meeting minutes could/should be approved (the agenda mentioned July meeting minutes but only June minutes were sent out with the agenda). After some discussion, it was determined that the July meeting was skipped so the mention of those minutes in the agenda was an error.*  
*Motion to approve August 8<sup>th</sup> minutes passed 7-0 with 4 abstentions (Art P., Catherine P.)*  
*Motion to approve August 31<sup>st</sup> minutes passed 5-0 with 5 abstentions (Catherine P., Colin F.)*
- 6:50 IV. **Haas Collision & Glass (P&S Enterprises Inc.) at 1400 St. Clair Avenue, Auto Body Repair/Painting Shop License Application., Patrick O'Shaughnessy, Business Owner**

Purpose: A notice regarding the application for an Auto Body Repair/Painting Shop license was mailed on 8/3/2022 with a comment closing date of 9/2/2022 for P & S Enterprises Inc, dba Haas Collision & Glass, 1400 St Clair Ave. Correspondence of objection was received related to the license application, which automatically triggered a hearing.

All application documents from the City of Saint Paul can be found at [stpaul.legistar.com](http://stpaul.legistar.com), including 2 letters of objection.

*Owner of Haas Collision & Glass, Patrick O'Shaughnessy, joined the meeting and gave background regarding his goals: recently purchased Haas from his uncles who has operated the shop since 2007, and is seeking to move forward with the new operating license application – objections were received, hence this meeting to discuss any issues with the bodyshop. Patrick O. mentioned recent efforts to correct some of the issues raised in the objection: purchased a new exhaust fan, and looking for solutions to parking issues, such as nearby storage space for vehicles needing repairs or seeking city approval to park on the boulevard on that corner.*

All MGCC meetings are online through Zoom at this time. Visit [www.macgrove.org/participate/](http://www.macgrove.org/participate/) to receive the Meeting ID # and password for this meeting. All times are approximate. Agenda is subject to change due to additions or deletions. All meetings of the Macalester-Groveland Community Council are open to the public and residents are invited to attend. As of January 2021, MGCC public meetings are recorded and posted at [www.macgrove.org](http://www.macgrove.org). For more information about the Macalester-Groveland Community Council or its committees, please call 651-695-4000 or visit [www.macgrove.org](http://www.macgrove.org).



Comments from meeting attendees included:

**-Elizabeth W.:** appreciates the flowers the shop cultivates outdoors, is concerned about the letters of objection received, particularly the mention that Haas has violated city statutes. (Response from Patrick O.: he understands the biggest issue to be parking and unsightliness of damaged vehicles – this cannot be avoided per the nature of a bodyshop’s services.)

**-Elizabeth W.:** but what about the environmental/health issues raised in the letters? (Response from Patrick O.: we are fully compliant and pass all environmental inspections, have all the appropriate permits, use an ultra-low hazardous waste generator.)

**-Cindy R.:** were there past issues that have been reconciled under your management? (Response from Patrick O.: all issues in the past few years have been parking-related; before these letters, was not aware of any concerns by neighbors re: environmental concerns. We use water-based paints – and I have a lot of experience in this industry, prior to Haas as well. All improvements being planned currently are aesthetic improvements to benefit the neighbors.)

**-Art P.:** Do you plan to operate the business within the constraints of a non-conforming unit? (Response from Patrick O.: Yes, and we can start closing the garage doors more if that’s needed; unsure what the requirements are there. Noted that some of the older objections were in re: to the pollution to the fan – updates were made at that time.)

**- Erik Peterson:** Can city of St. Paul help you find a better location for the business? It seems like a poor fit. I’m a neighbor and often woken up by drop-offs of vehicles, etc and understand your limits – but is it time for the business to move? Also noticed that the doors are always open and often work is going on past business hours – and pretty sure that doors should always be closed. (Response from Patrick O.: none.)

**-Mary Wilmes:** Sent a letter of support for Haas – neighbor of the bodyshop (across the street) and does not agree with the letters of objections. Has never been bothered or concerned by their operations.

**-Regina:** Business is business, I’m not concerned about the bodyshop.

**-Melanie Peterson:** Wrote a letter of objection, very opposed to the bodyshop’s license renewal. She “knows” that the business was cited long ago for a missing filter that should have reduced emissions of carcinogens – followed by numerous inspections for repairs. Has many concerns about the carcinogens let out by the business and the environmental/health risks it poses to the neighborhood.

**-Cindy R.:** Alexa, can you remind us of the timeframe for when the letters re: the license renewal went out to the neighborhood? (Alexa: neighbors received letters on 8/3, asked for comments by 9/2, as of 9/2 had received at one letter of objection which triggered a hearing on 9/6).

**-Art P.:** Most recent noted complaints registered by the city are all regarding parking and sound levels, not environmental violations (the record goes back decades).

**-Catherine P.:** Everyone is affected by stimulants differently – so understands Melanie’s concern.



**-Colin F.:** Referring to the document that Art mentioned, there are complaints about fumes and noise, but no records of actual **citations** regarding those issues.

**-Patrick O.:** Regarding fumes, all products are water-based with the exception of clear coats on newly painted vehicles (it's a 5-10 minute application, so odor timeframe should be very brief). Not sure where the fumes are coming from... As for visible fumes, that might just be humidity – not sure what else that would refer to. We're doing our best on the parking issues.

**-Tom D.:** How close do you need offsite parking to be? (Response from Patrick O.: needs to be within 2 miles to be financially feasible).

**-Nathan D.:** What kind of PPE is required for your employees to wear? (Response from Patrick O.: PPE is N95 charcoal mask.)

**-Cindy R.:** Regarding the paint, what kind do you use? (Response from Patrick O.: the smell from paint is often from ammonia-based solvents that allow paint to dry. We use distilled water as a solvent instead so it's sprayable and any visible vapor is just humidity from that water solvent. This is an expensive product.)

**-Catherine P.:** What if you can't find another location to store cars and you still get the license? Nothing would change? (Response from Patrick O.: We WILL find a storage space. Even if I have to buy a warehouse space.)

Mike Moore indicated that the committee is open for a motion; there was discussion regarding what the committee's role is here and what any type of motion would actually achieve.

Alexa explained that the issue was raised with this committee for open discussion – if the committee doesn't feel there is a recommendation to be made to the city, that's fine and no opinion needs to be sent ahead of the hearing. So we can recommend that the license be approved, not be approved, approval with caveats, or no recommendation at all.

There was some discussion about recommending approval with caveats – keeping doors closed, etc. Colin: perhaps we should approve with list of license revisions, as per one of the documents sent along. Tom accepted this suggestion but Lynn took issue with this (approve a license assuming they meet the terms of the license – is that not a given?). Colin also recommends that we request in our letter of recommendation some clarification about the garage door rules.

Motion to recommend approval of Haas' license application (Tom D., Lynn I.). Motion passes 10-1 with 1 abstention.

7:35 V Updates/Announcements

Alexa reminded everyone of the board/committee gathering on September 29<sup>th</sup>. Also, a committee clean-up will be held on October 8<sup>th</sup>!

7:40 V. Meeting Adjourned