Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Action Minutes

February 24, 2012
8:30 - 11:00 a.m.

I. Approval of minutes of February 10, 2012.

MOTION: ***Commissioner Oliver moved approval of the minutes of February 10, 2012. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.***

II. Chairs Announcements

III. Planning Director's Announcements

IV. PUBLIC HEARING: Greater Lowertown Master Plan Summary – Item from the Comprehensive Planning Committee. *(Lucy Thompson, 651/266-6578)*

MOTION: ***Commissioner Noecker moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, February 27, 2012, and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.***

V. Zoning Committee

STAFF SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Two items came before the Site Plan Review Committee on Tuesday, February 21, 2012:

- Unity Church Unitarian, remodel, new entry hall and courtyard, other small additions, relocate chiller at 732 Holly Avenue.
- Penfield mixed use development, review latest revisions to the site plan at 100 East 11th Street.

Two items to come before the Site Plan Review Committee on Tuesday, February 28, 2012.

- City View Electric, construct 2,000 building addition to store parts that are currently stored outside at 1617 Wynne Avenue.
- Beacon Bluff Parcel 3 (North), demo existing buildings and grade 5 acre site for future development at 881 Bush Avenue.

OLD BUSINESS

#11-310-568 Metropolitan State University - Conditional Use Permit for a wind turbine on a freestanding pole 104 feel high. 645 7th Street East between Maria and Mounds. *(Kate Reilly 651-266-6618)*

Application was approved.

NEW BUSINESS

#12-011-389 Pastor Irene Stockett - Conditional Use Permit for a rooming and boarding house for six residents. 1565 Albemarle Street, NW corner at Hoyt. *(Luis Pereira, 651-266-6591)*

This case was referred back to the Zoning Committee for further review.

#11-310-833 McDonalds USA LLC - Conditional Use Permit with modification for a fast food restaurant with drive-through service. 2322 7th Street West, SW corner at Madison. *(Kate Reilly, 651-266-6618)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.***

Commissioner Nelson announced the items on the agenda for the next Zoning Committee meeting on Thursday, March 1, 2012.

VI. Neighborhood Planning Committee

Nonconforming Use Text Amendments – Recommendation to release for public review and set public hearing for April 20, 2012. *(Patricia James, 651/26-6618)*

MOTION: ***On behalf of the Neighborhood Planning Committee, Commissioner Oliver moved to release the draft for public review and set a public hearing on April 20, 2012. The motion carried unanimously on a voice vote.***

North End-South Como District 6 Plan – Approve revised resolution recommending to the Mayor and City Council adoption of the plan and approval of the proposed property rezonings. (Penelope Simison, 651/266-6554)

MOTION: ***Commissioner Oliver moved on behalf of the Neighborhood Planning Committee to approve the revised resolution recommending that the plan and proposed property rezonings be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.***

VII. Comprehensive Planning Committee

VIII. Transportation Committee

IX. Communications Committee

X. Task Force/Liaison Reports

XI. Old Business

XII. New Business

XIII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.