Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Action Minutes

April 6, 2012
8:30 - 11:00 a.m.

I. Approval of minutes of March 23, 2012.

MOTION: ***Commissioner Thao moved approval of the minutes of March 23, 2012. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.***

II. Chairs Announcements

III. Planning Directors Announcements

IV. 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, April 3, 2012:

- Minnesota Fallen Firefighter Memorial at 20 West 12th Street (Capitol Mall).
- Parking lot improvements, improvements to drainage, paving and landscaping for existing parking lots. The lots are located on the north and south side of the alley at 1612 Sherburne.

Four items to come before the Site Plan Review Committee on Tuesday, April 10, 2012:

- Storage building for Ettel and Franz Roofing, 7,200 square foot cold storage building at 2217 Robbins (west of Raymond)
- Beacon Bluff Hub, public plaza at 879 East 7th Street.
- J & J Produce Greenhouse, 40,000 square foot green house at 653 Rice Street.
- Grand and Finn Student Apartments, 20-unit apartment building with underground parking at 2124 Grand Avenue.

NEW BUSINESS

#12-029-472 Lexy Enterprizes Inc – Re-establishment of nonconforming use as a duplex. 644 Arundel Street, between Lafond and Blair. *(Sarah Zorn, 651/266-6570)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to deny/approve the re- establishment of legal nonconforming use. The motion carried unanimously on a voice vote.***

#12-032-092 Lucky's Station – Conditional use permit for auto convenience market. 1351 Randolph Avenue, NW corner at Hamline. *(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.***

#12-032-174 Salvation Army Booth Brown House – Conditional use permit for emergency housing for up to 16 residents. 1471 Como Avenue, NW corner at Pascal. *(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.***

#12-032-574 East Side Family Clinic – Conditional use permit to increase the parking maximum to 180 spaces and variance of design standards for building entrance location. 895 7th Street East, NE corner at Mendota. *(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 16 with 1 abstention (Perrus) on a voice vote.***

#12-032-320 Transition Homes Corporation – Conditional use permit for transitional housing facility with modification of number of residents (16 permitted, 25 proposed). 1956 Feronia Avenue, SW corner at Prior. *(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.***

V. Comprehensive Planning Committee

Urban Agriculture Study – Recommendation to release for public review and set public hearing for June 1, 2012. *(Anton Jerve, 651/266-6567)*

MOTION: ***On behalf of the Comprehensive Planning Committee, Commissioner Reveal moved to release the draft for public review and set a public hearing on June 1, 2012. The motion carried unanimously on a voice vote.***

VI. Neighborhood Planning Committee

Near East Side Roadmap and Rezoning Study – Recommendation to release for public review and set public hearing for May 18, 2012. *(Luis Pereira, 651/266-6591)*

MOTION: ***On behalf of the Neighborhood Planning Committee, Commissioner Oliver moved to release the draft for public review and set a public hearing on May 18, 2012. The motion carried unanimously on a voice vote.***

Student Housing Zoning Study – Recommendation to release for public review and set public hearing for May 4, 2012. *(Josh Williams, 651/266-6659)*

MOTION: ***On behalf of the Neighborhood Planning Committee, Chair Wencl moved to release the study and draft ordinance for public review and set a public hearing on May 4, 2012. The motion carried 10-4 (Lindeke, Noecker, Ochs, Oliver) on a voice vote.***

VII. Transportation Committee

VIII. Communications Committee

IX. Task Force/Liaison Reports

X. Old Business

XI. New Business

XII. 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.