Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Christopher B. Coleman,
Mayor

Agenda

June 29, 2012
8:30 – 11:00 a.m.

Saint Paul
Planning Commission

Chair
Barbara A. Wencl
First Vice Chair
Elizabeth Reveal
Second Vice Chair
Paula Merrigan
Secretary
Daniel Ward II

Pat Connolly
Daniel Edgerton
Gene Gelgelu
Bree Halverson
William Lindeke
Gaius Nelson
Rebecca Noecker
Christopher Ochs
Trevor Oliver
Julie Perrus
Marilyn Porter
Tony Schertler
Emily Shively
Robert Spaulding
Terri Thao
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

I. Approval of minutes of June 1st and June 15, 2012.

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

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

NEW BUSINESS

#12-064-233 First and First LLC – Modification of condition in previously approved pawn shop permit that the pawn shop not face Suburban Avenue. 1891 Suburban Avenue, NW corner at Burns. *(Kate Reilly, 651/266-6618)*

#12-065-215 Providence Development LLC – Enlargement of the upper two units of a nonconforming 4-plex into unfinished attic space. 890 Goodrich Avenue between Victoria and Milton. *(Mary Matze, 651/266-6708)*

V. Transportation Committee

Comments on Central Corridor Transit Service Concept Plan – Approve resolution recommending that the Mayor and City Council forward comments to Metro Transit. *(Christina Morrison, 651-266-6546)*

Saint Paul Public Works Transportation Projects Process – Approve resolution approving the process documents and recommending their use by the Department of Public Works. *(Emily Erickson, 651/266-6059)*

VI. Comprehensive Planning Committee

VII. Neighborhood Planning 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.

Saint Paul Planning Commission & Heritage Preservation Commission

MASTER MEETING CALENDAR

WEEK OF JUNE 25-29, 2012

Mon (25)

Tues (26)

4:00-5:30 p.m. **Comprehensive Planning Committee** *(Jessica Rosenfeld, 651/266-6560)*

13th Floor – CHA
25 Fourth Street West

Discussion of Urban Agriculture Zoning Study – Review summary of June 1, 2012 public hearing. *(Anton Jerve, 65/266-6567)*

Weds (27)

Thurs (28)

5:00 p.m. **Heritage Preservation Commission**

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Public Hearings
212 Maple Street, Dayton's Bluff Historic District, for review of a Remove or Repair order issued by the Department of Safety and Inspections, Division of Code Enforcement. The property is a Vacant Building Category 3 and has been issued an order to abate given its nuisance condition. File #12-038 *(Boulware, 651/266-6715)*

Fri (29)

8:30-11:00 a.m. **Planning Commission Meeting** *(Donna Drummond, 651/266-6556)*

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

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

NEW BUSINESS

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Transportation Committee..... Comments on Central Corridor Transit Service Concept Plan – Approve resolution recommending that the Mayor and City Council forward comments to Metro Transit. *(Christina Morrison, 651-266-6546)*

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Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West

Minutes June 1, 2012

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 1, 2012, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Merrigan, Perrus, Shively, Thao, Wang,, Wencl; and Messrs. Edgerton, Gelgelu, Nelson, Ochs, Oliver, Schertler, Spaulding, Ward, Wickiser.
Commissioners Absent:	Mmes. Halverson, *Noecker, *Porter, *Reveal, and Messrs. *Connolly, *Lindeke. *Excused
Also Present:	Donna Drummond, Planning Director; Mike Klassen, Allen Lovejoy, Department of Public Works; Allan Torstenson, Patricia James, Anton Jerve, Josh Williams, Kate Reilly, Sarah Zorn, Christina Morrison, Dan Bayers, Eduardo Barrera, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes May 4, 2012.

MOTION: ***Commissioner Ward moved approval of the minutes of May 4, 2012. Commissioner Edgerton seconded the motion. The motion carried unanimously on a voice vote.***

II. Chair's Announcements

Chair Wencl had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that the City Council approved reduced requirements for bars and restaurants serving beer, wine and liquor. These were changes recommended by the Planning Commission in 2011.

She also asked commissioners to please save the date for a special workshop being offered by the Urban Land Institute called Navigating the New Normal, which is scheduled for Tuesday, July 17, 2012 from 3:00-5:00 p.m. at City Hall Room 40. It's a workshop ULI is offering to city officials to help them think about new ways of dealing with development in an era of reduced resources and changing demographics. More information will be available as the details are finalized.

IV. PUBLIC HEARING: PUBLIC HEARING: Urban Agriculture Zoning Study – Item from the Comprehensive Planning Committee. *(Anton Jerve, 651/266-6567)*

Chair Wencl announced that the Saint Paul Planning Commission is holding a public hearing on the Urban Agriculture Zoning Study. Notice of the public hearing was published in the Legal Ledger May 24, 2012, and was mailed to the citywide Early Notification System list and other interested parties.

Anton Jerve, PED staff, said that the Urban Agriculture Zoning Study recommendations allow for independent agricultural uses such as community gardens, market gardens and personal gardens rather than just as accessory uses on public property or on parcels over five-acres as is currently allowed. The recommendations allow agricultural uses under an acre with a site plan as long as it meets certain standards, which include limited on-site sales of the produce grown on-site. Agricultural uses over an acre would require a conditional use permit and would have to meet some additional standards. The zoning study recommendations establish a definition for farmers markets and allow for markets with five or fewer vendors with an approved site plan and for markets with six or more vendors under a conditional use permit. The recommendations also contain previsions for a new site plan review for the smaller agricultural uses under an acre and all famers markets of $30.00, which is lower then current site plan review fees.

Chair Wencl read the rules of procedure for the public hearing.

The following people spoke.

1. Sharon Stokes is an attorney at law and Executive Director of Farmers' Legal Action Group, Inc. (FLAG). Her comments focused on farmers who sell commercially for a living. Ms. Stokes testified that FLAG started an outreach program to represent the Hmong American farming community about seven years ago because the majority of the farmers markets are Hmong American farmers. She advised there are a lot of Hmong Americans in the city of Saint Paul and the majority grow food of some sort, whether for personal consumption or for sale and many sell as a second or third job as a way augment their income. Many of those Hmong farmers represented by FLAG commute back and forth from the growing site to the city, because it's hard to find farmland within a short distance of the city. They welcome the opportunity to farm closer to their homes and look forward to seeing the land inventory that the City under took recently. They look forward to being able to grow food in the city so they can sell and it can be consumed here. FLAG's biggest concern is that the fee costs for farms over one-acre are prohibitive; to get a conditional use permit for more than an acre could be over $1,000. These famers earn between $2,000 and $4,000 gross per acre and fees would cut into their profits. She believed the site plan review fee is unclear, but if the commercial fee is applied, the farmers would be farming at a loss which would discourage anyone from farming in the city. FLAG has also submitted their comments in writing to the Planning Commission.

2. Nathan Schrecengost is a farmer with a company that farms about four-acres or more within Minneapolis and Saint Paul. He stated he is very happy to see that Saint Paul is realizing that urban agriculture could be an asset to the communities in the city. However, he would like the fees associated with urban agriculture to be lowered. In the

proposed ordinance, for sites over an acre the fees are more than $1,000 for a conditional use permit and up to $2,000 for site plan review. As an urban farmer already struggling to make ends meet, he said these fees would really make it difficult for farmers to have urban agriculture make sense financially. He would also like to change the proposed amendments regarding on-site sales. As it currently states, farmers could only sell produce that is grown on-site, but lots of urban farmers have multiple sites throughout a vast array of city blocks. Growing on multiple lots and being allowed to sell only produce grown on-site would inhibit the sales. Being able to bring all the produce grown from multiple lots to a single site to be sold would make it much easier for them to sell their produce as opposed to having multiple market stands at multiple sites.

3. Amy Sparks, representing St. Anthony Park Community Council District 12, expressed appreciation for the work and supported the proposed changes and the desire to see more urban agriculture in Saint Paul.

4. Paul Sawyer, a resident of the Highwood neighborhood, is currently investigating the feasibility of starting a market garden on his property. He said the proposed zoning language clarifying farmers markets and the sale of farm products will greatly facilitate the distribution of food grown in Saint Paul to its residents: By allowing the flexibility to have markets on both institutional and residential lots and commercial lots over one-acre, different neighborhoods with different distributions of uses will have at least some sites where a market can be held. He also supported removing the licensing requirement fees on large agricultural sites and acknowledging the unique relationship that bees have with vegetables and fruits in an agricultural setting that other animals do not. A market gardener may not wish to include live stock in their operation but may need a hive of bees to produce a successful watermelon crop, for example. He stated the downside of the proposal is the requirement that sellers of home-processed foods at small markets hold a sales license. The Minnesota Constitution provides that farmers selling products of the farm are not required to hold a sales license. He suggests the sales license requirement be removed. Regarding accessory structures, he thought the proposed language does not clearly address what the limitations are for accessory structures on lots greater then an acre. He recommended that any limitation of accessory structures be proportional to the size of the lot and there not be an absolute maximum footprint as there currently exists in code. The language also does not define high tunnels and low tunnels which are used to protect plants from pests or extreme temperatures depending on the season. These structures are often temporary, being removed at the end of the growing season. It is important to not include the footprint of these tunnels in the accessory structure total footprint.

Commissioner Ward asked what type of accessory structures he is referring to in terms of making changes to the text language and what are his suggested minimums and maximums regarding the size of accessory structures.

Mr. Sawyer said that he does not have a particular minimum or maximum size in mind but the proposed changes do address accessory structures in agricultural operations under one-acre; either the same provisions apply as currently exists in code on a residential lot, which is 1,000 square feet as the total maximum, or allow accessory structures proportionally to the size of the lot with a conditional use agriculture permit.

Commissioner Oliver asked Mr. Sawyer to describe what a high tunnel/low tunnel is and what they are made of and used for.

Mr. Sawyer said that high tunnels and low tunnels are temporary structures that do not have a foundation. They are only rooted into the ground with metal poles, and basically they are hoops made of either metal conduit pipe or fence post depending on the size of the structure with plastic sheeting draped over the top and secured. So these are not structures that have wood and nails. Usually they're different from a greenhouse because they don't have a permanent footprint or foundation and they are used primarily to guard against frost temperatures or insects in the summer.

5. Betsy Leach, Executive Director of District 1 Community Council, submitted a letter of support for these proposed changes and stated they are happy to see this because food security has been an issue in District 1 for about four years and the proposed changes are helpful especially as related to farmers markets. There has been some discussion that the proposal may be creating some competition between community gardeners and urban farmers and they urge the Planning Commission to think about giving preference to community gardens and community based gardening for public space that's available on public land. Not that it exclude urban farming in those areas, but preference should be given for residents who are gardening for their own use.

6. Roger Meyer, a resident of Saint Paul, encouraged the Planning Commission and the entire city infrastructure to be supportive of the urban agriculture zoning changes and do more then just ordinances on paper. He stated there is a food justice, food security, food access movement happening in the city and now is a good time for leadership at the city level both elected and staff to provide support to this movement and to do whatever it takes to reduce barriers and give support to these pioneers that have been speaking; the urban farmers, farmers legal action group, and land stewardship project. They're the experts and are leading this movement and they need to be listened to and the recommendations they have need to be accepted.

7. Diane Dodge, a community gardener, encouraged the Planning Commission to make the process for growing food in the community equitable and sustainable. Giving people the opportunity to grow food wherever it's feasible in the city, she wants people to have the right to grow and consume healthy affordable culturally appropriate food grown in a healthy and sustainable manner.

   Commissioner Oliver asks Ms. Dodge to describe what she means by community gardening.

   Ms. Dodge said when she thinks of community gardening she thinks of communities as a whole, who do things together and it is difficult for her to create a definition because there are many, many different kinds of community gardens. She participates in a community garden, the Midway Green Spirit Community Garden, where there are fifty plots. They have individual plots; they have a communal plot in the garden that is used to grow food for a food shelf. They have a community orchard, for which they received a grant through the Minnesota Project, and this is all on City property which is over an acre.

8. Naja Berneshe, representing the Saint Paul/Ramsey County Food and Nutrition Commission, testified and submitted written comments to the Planning Commission. The commission commended the City for its efforts to amend the zoning code to remove undue barriers and support the production, distribution and consumption of healthy and locally grown food. After reviewing the proposed amendments they would like to enter the following comments for consideration: in defining the term "agriculture," they encourage eliminating the words "harvested" and "donated' to ensure that these changes apply only to those who are selling their harvest. The definition may be interpreted to apply to anyone growing and harvesting edibles, even for personal or donation use. Regarding storage of materials, they need clarification in the code language that a fence would be considered an enclosed structure. Regarding on-site sales limited to products grown on-site, to allow a farmer the flexibility to sell all of their produce at a single location they recommend changing the language to reflect sales of "products grown by the farmer," rather then "products grown on-site." A big concern is the cost for site plan review and conditional use permit review, which is prohibitive for new start up businesses and for nonprofit community gardens. The start-up cost for a community garden on an acre of property would be $1,300 for a site plan for an acre alone plus the conditional use permit fee of $800. Nonprofit community gardens are run largely by volunteers and operate on shoestring budgets and such costs would discourage new gardens from beginning. They recommend eliminating the CUP review completely and reducing the fee for site plan review substantially, especially for nonprofit gardens. The commission's Urban Agriculture Task Force also recommends third party review for citations because this is an emerging field and they feel a neutral party could mediate between inspectors and growers. They have further suggestions which are in the letter they submitted.

Commissioner Ward asked about the Commission's position on fertilizers with respect to food safety if there are no regulations listed in the ordinance.

Ms. Berneshe said it depends on the landowner and typically gardening groups come to an agreement about what fertilizers and pesticides they use, if any. She recommends leaving it up to the growers and she would have the same food safety concerns about food in grocery stores.

Commissioner Edgerton asked where the community gardens tend to be located. He knows the one on Pierce Butler which is public land, but they can be on other property that was converted from other uses. Is there is an issue with a previous use in that contaminated soils might be a problem?

Ms. Berneshe said that it varies. There are community gardens on public property, private property, on nonprofit land, faith-based property and some on parkland. Community gardeners look around their community and identify vacant plots of land that seem suitable for a garden and then pursue using that space with the community and land owner. She said on any public land a soil test for lead is done ahead of time; if it's in the city of Saint Paul then the City may conduct that test or the gardeners will conduct it and submit the results to the City to ensure that there is no contamination. Lead contamination is like a gateway indicator in that if it is present in high levels, there are likely other contaminants on site. Soil contamination is a real concern but she hopes that

soil contamination does not become an undue barrier, because there are a lot of agricultural techniques that very easily mitigate soil contamination concerns. They recommend that any soil be tested before any kind of growing goes on.

9. Tate Danielson Castillo with Frogtown Neighborhood Association stated he believes that a lot of what is in this study comes from people who know what they are talking about. In Frogtown they have 18 community gardens, two-thirds are City-owned and they are starting to build a sense of neighborhood identity beyond the foreclosure crisis. It's as much about community cohesiveness and doing something from what before was nothing. And hopefully they can build an economy out of this.

   Commissioner Ward said when a farmer who has a major investment and a huge amount of land wants to bring their produce to a facility in the city downtown like the "farmers market", that farmer is paying a fee for a small booth in order to get a sales license to sell at that location. Now what about the community farmers? A lot of people have said let's exempt them from fees. The farmer at the market then says "Well, I'm doing this and I have to pay so why doesn't everybody else pay?" Is there any difference between the person who's at the farmers market and does this create a conflict between those farmers farming at a much larger scale and those doing it on a smaller scale given that the proposal is to wipe away all the fees and allow them to do this without the sales license?

   Mr. Danielson Castillo thinks that it's already happening; people aren't paying fees all the time and they're competing with that person who chooses to pay a fee. The question is how you bring these economies to light so that you can regulate them in such a way that the regulation is not a deterrent. The difference is the farmer's market downtown is the place to be. And he hopes that Frogtown is the better place to be at some point, but until that happens they need a chance to build up that economy from a small point to a larger point and see where it goes. One example is the northwest corner of University and Dale Street, it has grand opportunities for economic development and the Neighborhood Development Center is in the midst of that now. That potentially could be a site similar to the Global Market on Lake Street. They could do something similar in Frogtown that opens up a cheaper opportunity, cheaper than downtown Saint Paul, but offers a variety of opportunities for getting booths and doing something on a more regulated and legal way.

10. Elena Gaarder, Executive Director of the West Side Citizens Organization, stated that for the past year they have been updating their District Plan, which will come before the Planning Commission in the next couple of months. It has an urban agriculture section specifically called out, which is not a traditional section of neighborhood plans. They felt that it was important to call that out and look at it as a community economic development tool. What they heard repeatedly is the need and desire for local food. People were saying that they want land for food; they want opportunities for local food. So the proposed zoning changes are really going to help their community work toward those goals that they have established as part of their 10-year plan.

    Commissioner Ochs said he envisions urban agriculture community gardening as an opportunity to take advantage of underutilized spaces to foster a sense of community, provide some extra fresh fruits and vegetables for their table or their neighbor's tables,

but not necessarily to create a whole new industry within the city. He asked if Ms. Gaarder foresees that this needs to be an economic development tool and if so should it not be regulated and treated like an industry?

Ms. Gaarder said yes, and she purposely uses the words community economic development over economic development because it's a value statement when thinking about communities, especially those communities that have food security issues, like the West Side. There is only one grocery store on Caesar Chavez and that serves primarily the Latino community and it's not necessarily affordable. They are thinking about community economic development at a level of a household's ability to save money or address their food security issues, such as having access to healthy affordable culturally appropriate food. She stated she thought the fee structure should be less cost prohibitive and that urban farmers competing with larger producers would be a good thing.

11. Stefan Pomrenke, a family physician who volunteers at the Twin Cities Obesity Prevention Coalition through the Twin Cities Medical Society, highlighted one of the principles that the Obesity Prevention Coalition is trying to spread through to the metro area, called H.E.A.L. (healthy eating, active living). The regulations being put forward here seem to be very much to the point of what HEAL is trying to accomplish. This movement of bringing food into the community where it can be regulated by community members around either a community garden or urban agricultural project is great. It would help to provide culturally appropriate food. He advises his patients to eat this type of diet to counteract the common problems he sees that stem from the American diet. If we can create food as a normative thing then we all will be better for it.

12. Jack Gerten, representing the Saint Paul Growers Association, said 50% of their growers are Hmong farmers that have been farming here for almost 20-years and their concern is the retail implication under this proposal. If everybody starts retailing on corners it's going to glut the market that is already glutted. There are over 60 farmers markets in the Twin Cities and if on every corner people are selling produce grown in their backyard its going to hurt the farmers markets, not just financially but it will also encourage the federal government to clamp down making harder laws regulating farmers markets. The farmers markets have been doing a good job with food safety, but who's going to go into that greenhouse in town to see if chickens, dogs, and cats are in there with tomatoes to make sure that the feces is not touching the tomatoes? Who is controlling that? The proposal would make it harder to regulate and could lead to salmonella poisoning. However the Saint Paul Growers Association has checks and balances, including going out to the field to verify that what is being raised there is supposed to be raised there. He also said they have concerns with greenhouses including the side effects of spraying and venting in residential areas and the stability of greenhouses and hoop houses in high winds.

Commissioner Oliver asked if the retail option is not thrown open on the lower end, other than farmers markets, what other options are there for a small producer to sell what they grow?

Mr. Gerten said there is the option to do a CSA (community supported agriculture) and meet with different corporations around the downtown area or larger corporations and

sell your product. That way two problems will be solved, one is that they will invest before you even raise it into your crop, so it helps you with the cash flow of producing the product and you can deliver directly to them. The Growers Association also collects sales tax on flowers and has workers compensation and liability insurance which would not be regulated with the ordinance.

Commissioner Schertler said that this is a land use decision, not a licensing decision, so if anyone has a commercial activity at a garden, if they're conducting business, then the City, state or some entity has a responsibility to require that they have a license for the operation. But this has nothing to do with licensing, it is a land use allowance.

Anton Jerve, PED staff, said that there is a distinction in the State of Minnesota that a farmer cannot be required to have a license to sell produce they have grown, but if it's a business, then there may be business regulations and that would be a licensing issue. This is why they haven't differentiated between community gardens and market gardens in the code, because of that state law.

Commissioner Schertler said that the appropriate place to make sure food safety occurs isn't in land use regulations, it's in licensing regulations and the distinction here is allowing someone to use it, but not to make a distinction whether it's a community garden or market garden. He also thinks that is why the licensing fees should not be adjusted. Because that's covering the cost of staff to review applicants' site plans and related costs. He thinks that they will be going down a slippery slope if they start making distinctions between certain types of applicants and that they should keep the cost of review to what they are and licensing and regulation safety issues in the appropriate venue.

13. Patricia Ohmans one of the co-founders of Frogtown Gardens, said she supports and represents hundreds of people who have showed up at their community meetings to support the idea of a large urban demonstration and education farm in the middle of Frogtown on vacant land that otherwise is unused. Their main mission is to grow a greener healthier neighborhood in Frogtown by having the educational resources available on this urban farm, so that people will be encouraged to grow their own food in their own homes and backyards.

Commissioner Oliver said whether reservations or opposition had been expressed at any of the community meetings.

Ms. Ohmans said they have had four large community meetings around the issue of a 13-acre green space with a 6-acre urban farm in it and she has not heard any opposition expressed to that idea.

14. Erik Riesenberg who resides on Lexington Parkway South stated he is starting a small urban farm or market garden just over a half acre and with a two-car detached garage and a couple of garden sheds he is almost at the limit for accessory buildings. There is very little space to put up a hoop house or any sort of season-extending structure. An issue that may or may not come up is soil building cover crops in-between production that you plant such as, grasses, clovers and legumes to build the soil and put nutrients back into it. But now the city codes say that he can't have grasses and things over 8 inches tall. Rye

gets to be 5 feet tall and he hopes not to get a letter from the city saying that he has to mow them down. He as a grower welcomes reasonable regulation and he wants to be responsible about how he grows his food. However, his neighbor who is not a gardener or a farmer can spray as much weed killer on his lawn as he wants, so he should not be held to a different standard simply because he is growing food. If he cannot spray pesticides or herbicides, which he does not plan on doing, then keep other people from doing it too. The amount of square footage of compost and mulch that can be stored on a property might be something to look at, because he would probably have a larger need for that space than the average residential lot.

Commissioner Ochs asked what kind of storage areas would he envision needing for compost and mulch.

Mr. Riesenberg replied he has a pretty standard three-bin compost pile that is 2 ft. by 4 ft. and it falls within the allowed parameters of the current regulations. As far as compost, he might make a larger one similar to the one he already has. For the mulch, he has a section towards the rear of his property where this is piled and he might put some sort of walls up to contain the pile, but with fruit trees you want to promote fungal growth. Letting the mulch sit out and have contact with bacteria and fungus that already exist in the ground is what you want as a grower.

Commissioner Perrus said she likes the idea of small scale retail in people's yards. She thinks this is a terrific opportunity, however she lives on a busy street and if all of her neighbors got together and they were all doing this a couple days a week, she wondered if there had been any discussion about the traffic impact or parking and any other issue that might come up if people did this on a larger scale. She wants to make sure that they're not going to end up with some unintended consequences within a neighborhood.

Anton Jerve, PED staff, said that they estimated that for uses under an acre, sales during a couple of days per week the impact probably wouldn't be too great and for uses over an acre we would require a conditional use permit, so that applicants would go before the Zoning Committee and propose what exactly they wanted to do there, whether or not it included sales at all, and how they would accommodate things like traffic, etc. We proposed using that acre threshold as either more impact or less impact for those kinds of issues.

15. Cherry Flowers stated that with her partner Tim Page they had started an organization called Page and Flowers and they grow food on land in Saint Paul. They grow food on their own lot and they have a hoop house there, they also are at the North End Urban Farm site at the Arundel corner which they have a community garden and a market garden. One of the things that is important to her is to make sure that the upfront cost are not keeping people from getting involved. Her partner Tim has put a lot of energy into encouraging kids to find lots that they can grow on and they can maybe use the aggregation table at the West Broadway farmers market to sell their produce as an alternative to summer jobs, because there are so few summer jobs for kids. Another example: the North End property backs up to a 13-acre nature reserve and last year they had some significant issues with deer. The zoning does not address deer fencing. They have a 3-acre property for which they are applying for a variance to put a deer fence to protect the crops. Regarding hoop houses, she wants there to be an opportunity to do

larger hoop houses and also limited regulations in terms of how long they can be up because a hoop house is used all year long.

16. Eric Larsen, a resident of Minneapolis who farms the Stones Throw farm in Saint Paul, encouraged the Planning Commission to take a closer look at hoop houses and temporary structures. He thinks hoop houses should be defined very clearly and with the realization of how they are used by farmers and perhaps should not necessarily be subject to the same regulations as other temporary use structures. In terms of on-site sales, he thinks that allowing multiple retail sale sites throughout a neighborhood, instead of focusing on one or two main markets throughout the city, will allow residents without vehicles or access to transportation a chance to buy affordable fresh produce close to their homes. He also believes that with respect to the fees and permits that growing food is a basic right and it should have a different fee and be in a different category.

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

PUBLIC HEARING: Industrial Zoning Study – Item from the Comprehensive Planning Committee. *(Allan Torstenson, 651/266-6579)*

Chair Wencl announced that the Saint Paul Planning Commission is holding a public hearing on the Industrial Zoning Study. Notice of the public hearing was published in the Legal Ledger May 24, 2012, and was mailed to the citywide Early Notification System list and other interested parties.

Allan Torstenson, PED staff, said that on March 23rd the Planning Commission released draft zoning code amendments pertaining to industrial districts and regulation of industrial uses for public review, and scheduled this public hearing. The industrial zoning study is being done now in response to policies in the Land Use Plan adopted in 2010 for consideration of zoning amendments to support the primary intent and purposes of industrial districts for employment and economic activities, and site plan review standards to provide for efficient land use and aesthetic quality. It is also being done as part of regular required review of the zoning code to make sure it is up-to-date, adequately addresses current technology and market conditions, functions efficiently and effectively, and reflects current city policies.

Draft amendments to Table 66.521, Principal Uses in Industrial Districts, on pages 12 – 16 of the study, include: deleting uses that are not primarily for employment and economic activities, such as churches and grades K – 12 schools; deleting out-of-date uses, such as drive-in theaters and rendering plants; adding uses to reflect Planning Commission determinations of similar use in recent years; and providing better cross-references to specific land use definitions and development standards in Chapter 65 of the zoning code.

The draft amendments include tighter standards for residential uses in industrial districts, on page 2 of the study, to provide greater protection for primary commercial and industrial functions and uses in industrial districts, while also providing for mixed residential uses of upper floors. Draft amendments to the IR Light Industrial Restricted District, on page 11 of the study, would change

its name to the IT Transitional Industrial District, and change its intent language, to better reflect how this district is used and distinguish it from the other industrial districts.

The draft industrial zoning amendments released by the Planning Commission for public review include consideration of possible simplification of the zoning code through elimination of the I3 Restricted Industrial District, which is now used only for 2 parcels city-wide, discussed on pages 11 and 12 of the study. This would affect only 4 uses that are currently permitted solely in the I3 district and not also permitted in the General Industrial District. The study suggests that one of the 4 uses, rendering plants, no longer needs to be listed in the industrial use table. The other 3 uses (petroleum and gasoline tank farm; concrete, asphalt and rock crushing facility; and infectious waste incinerator) could be consistent with the intent and purpose of the IG General Industrial District as conditional uses with appropriate standards and conditions.

Draft amendments to Chapter 65 Land Use Development Standards, on pages 2 – 10 of the study, include: additional standards and conditions for incorporation of the three I3 uses into the General Industrial District to provide an industrial district buffer between these uses and non-industrial districts and to protect the public health, safety and welfare; standards for industrial uses based on Planning Commission determinations of similar use in recent years; and consistent language for separation requirements for industrial uses.

Draft amendments to required conditions in industrial districts, on pages 19 – 21 of the study, include design standards specifically tailored to the IT Transitional Industrial District (there is now simply a reference to some traditional neighborhood district standards). Some of the IT design standards would also be applied to the Light Industrial and General Industrial Districts.

Commissioner Oliver asks what is happening with map changes.

Mr. Torstenson said when the Comprehensive Planning Committee discussed the draft zoning industrial study they discussed the use of industrial districts in different uses and their intent would be that any map changes are better addressed in specific followup land use studies that are done for a particular area. This is so that people who own property, or live and work in those areas are more involved in the detailed look at zoning for that particular aream and not do that on a citywide basis.

Commissioner Schertler stated that industrial uses are a highly sensitive topic. Regarding the design standards, he had no idea that certain materials would be considered unacceptable, such as reflective glass, synthetic stucco products and concrete panels. He thinks they are completely fine. What are the reasons they have been determined unacceptable?

Mr. Torstenson said there was some discussion at the committee about what to include and what not to include. There were differences in opinion. They had photos of examples of different materials, and the appropriate and inappropriate use of different materials. A lot of it comes down to individual design and how the material is used. He expects some testimony on that today and he expects some discussion and thought on the part of committee before they make a recommendation to the Mayor and City Council on any changes.

Commissioner Merrigan added that the language says: are generally not acceptable, so that leaves some room to look at it depending on whether the development is for a light industrial use, such as a biotech office building in a neighborhood which would have different function requirements.

Chair Wencl read the rules of procedure for the public hearing.

The following people spoke.

1. Mark Savin, an attorney representing Piercing Faith Church, has submitted a letter that was distributed to Planning Commission. Several years ago Piercing Faith acquired about 2 ½ acres of land, which they acquired with the intention of building a new church and related facilities on land that is currently vacant. However, the proposed amendment to the list of permitted uses would prohibit the construction of a new church and given the complexities of a church use it's hard to find a site that can be used for a church. Two points, one that would be terrible policy, and two, it would preclude a multi-million dollar investment in the Frogtown neighborhood that would serve people who live in that neighborhood and are long time residents of Saint Paul. It would undermine strengthening the fabric of a religious institution and possibly a related school. Also this would frustrate extraordinary expectations that have been built up. Those are the policy matters but also as a lawyer, he thinks this change would violate federal law. There is a federal law called Religious Land Use and Institutional Persons Act (RLUIPA) and it makes it absolutely clear that if one were to establish a zoning classification that would prohibit the construction of a church there, that would be a violation of the federal act and it's his obligation to bring this to the Planning Commission's attention. He hopes the Planning Commission will act in the City and church's interest.

   Commissioner Oliver asked if there is something about the site itself or where it is located that Mr. Savin thinks would preclude a rezoning to a business district, traditional neighborhood district or something else that would clearly allow a church, since the church has already bought it.

   Mr. Savin said he was not prepared to answer that, however he said that the church has always been very cooperative with the City in the development process. They intend to continue to be so, and they appreciate the City's assistance in developing this but they want to be sure that there are no regulatory bars to their doing what needs to be done on their land.

2. Brian McMahon with University United had submitted written comments to the Planning Commission which he referred to. The two most important measurements of economic activity, from a community standpoint, are job density and tax base. Transit oriented development (TOD), with its high density land uses linked to mass transit, consistently out performs all other types of development in both categories. Even industrial areas can benefit from TOD principles which will maximize job opportunities and tax base. The key is intensity of land use. He suggest that the FAR limitations and height maximums in the present draft industrial zoning be removed. With modern industrial distribution practices there is a correlation between large single-story warehouses and low job density. These single story warehouses have few workers and many undesirable environmental impacts. New zoning regulations could limit these negative effects by imposing restrictions on the size of contiguous floor area. They have done a number of design studies that examine the relationship between the form of the built environment and job density. He urged the Planning Commission to undertake similar studies, which should be the basis for changes in the industrial zoning code. Also they hope to see a

minimum density of 20 jobs per acre within the industrial area. Minimum job densities could be an expressed requirement of the zoning code. They prefer that the density be measured on the acreage of the site rather than the square footage of the building. In ending, he urged the City to establish an economic development goal of increasing the percentage of manufacturing jobs in the city from 6% to the national average of 15%.

3. Paul McGinley, current board chair of the Midway Chamber of Commerce, said they support the use changes being proposed in the draft. These changes support the goals of enhanced employment, growth of jobs and fostering economic growth on industrial property. These use changes better preserve industrial land for industrial uses and uses that are compatible with other more intense industrial uses that may be near by. Regarding broadening the application of design standards, which were intended originally only for the IR zone, they are concerned about the effects that can have on attracting new industrial development. It makes sense to apply these standards to the IR zone, but not to broaden their application to I1 and I2, as proposed in the draft. Everything possible needs to be done to not only attract but facilitate and encourage industrial growth in the city. They have also learned from various industrial brokers in the city that there is a very small margin in the cost of constructing an industrial building and the increased cost of a development as a result of the application of one or more of the design standards in Saint Paul could result in the jobs and taxes being generated in a different city. The City should be looking for every possible way to attract the highest industrial uses on its limited industrial land; also the City should avoid imposing further requirements that may deter such development.

4. Chad Blihovde, representing Java Properties, commented on a specific property located at 558 Vandalia. That site is a 5.2-acre industrially-zoned property, which they recently acquired in February. The proposed changes will affect their development because they are rehabbing the project and they want to bring in industrial and technology companies and a theatre. A lot of tech. companies are very artistic, and anything web related will bring in a lot of business and employ a lot of people and they don't think it will affect industry in any negative manner. Another reason why they want to bring a theater to the site is the central location between Saint Paul and Minneapolis. Regarding parking, they can have parking during the day for traditional office workers and parking for the theater at night. He also noted that the high schools in the area are technical education-type schools and in the future they will be working on robotics for industrial uses, so if some of those kids don't go to college but want a high paying job they can have a technical advantage from going to one of those schools and maybe there's a synergy with industry they can work with.

   Commissioner Oliver asked if the theater is a single building or part of a larger building?

   Mr. Blihovde said it is a 5.2 acre campus with multiple buildings on the campus and they have designated a site that they think will be perfect for a theater, which is in the middle of the site in a beautiful old brick building that they are rehabbing.

5. Robert Straughn, an attorney practicing in the area of commercial real estate, spoke as a long term resident of the city of Saint Paul. He is against eliminating churches and schools as permitted uses in industrial districts. Industrial properties are the best facilities for new churches and schools in a built up city. Saint Paul has a long history of

promoting the education of its citizens and welcoming people of all faiths and to take away the ability to locate new schools and growing churches in our city is to turn our backs on them. Mr. Straughn urged the Planning Commission to continue allowing schools and churches in the City's industrial districts.

Commissioner Schertler asked about leaving churches in I1. Is this a technical issue or a policy issue?

Allan Torstenson, PED staff, said the proposed draft amendment comes out of a recommendation in the land use plan for reducing non-job, non-industrial uses in industrial districts to protect that land for industrial uses. How or if this is done is an issue to be discussed and that is why the staff prepared a draft and to get some ideas out on the table.

Commissioner Schertler wondered how much of a threat this particular use is to industrial land?

Mr. Torstenson said it depends on your perspective. The packet includes a list of existing religious and school uses that would become nonconforming in industrial districts under these proposed changes. There are two churches in I1 and a few schools too, but it's a policy issue for the Planning Commission to think through.

6. Mark Krog with Java Properties stated their concerns with these changes, which relate primarily to schools and theaters. They currently have a charter school in their development and it would limit their potential for future expansion. By limiting schools, specifically charter schools in industrial zoning, the City would be hurting multiple developments. In terms of space for the theater it's going to be epic, they've talked about looking for theaters to come in and the prohibition on theater use in this ordinance would hurt development of these creative uses.

Commissioner Oliver asked what kind of tenants are they aiming for?

Mr. Krog said that it's a big development and it's broken up into eight different buildings. They will have office space that will be good for colleges, tech companies and maybe another charter school. He doesn't know for sure, but with 100,000 square feet of office space and industrial space there is plenty of room. Also, the way that the theater would be situated in the space is a really good fit. They are not looking for heavy industrial businesses; they're looking for light manufacturing to go along with the office.

7. Catherine Reid Day, a representative of the Creative Enterprise Zone located within Saint Anthony Park District 12, stated their concerns about the proposed changes to industrial zoning. Specifically their concern is that the attempt to narrow and constrict the types of entities that can locate and work in the area will negatively affect the future goals expressed by the community and will not be inviting to the very developments and industry they know and need there. The Creative Enterprise Zone Action Team has been talking with a company interested in locating within the zone, but they have said with a narrowing of the zoning, they would not be interested in locating in the area to build their plant and bring with them jobs and other industries that will want to co-locate with them. The proposed narrowing and constriction reflects a step backward from the activity now

underway inside the zone where market forces are at work to encourage and attract new kinds of industry, exciting proximities of innovators and an appreciation of the existing assets of the area. They urge the Planning Commission to reject the recommendations to narrow the uses in industrial zones. They have also submitted their comments in writing to the Planning Commission.

Commissioner Oliver said that when these projects are proposed is there some component of them that is industrial, so that they can only be done in industrial zones, and would not be permitted in T or B zones?

Ms. Reid Day said there are uses that combine different kinds of work and businesses that does include industrial, but they are specifically attracted to the area because it has all the other community elements to it and they feel that their work force wants to be connected more closely to those activities so it's a different idea about industrial.

Commissioner Oliver asked if they did not restrict uses but required them to be co-located with some kind of industrial use, would this would allow the kinds of things they are working on?

Ms. Reid Day said that she could not speak to that with the expertise he is looking for but the point that she is trying to make is that it is very difficult to predict right now what will happen in the future given market forces and new ideas about how space can be used.

8. Amy Sparks, Executive Director of the St. Anthony Park Community Council District 12, said they strongly support the creation of Design Standards for all industrial districts that encourage walkable, livable communities through requirements that industrial buildings permit parking only to the side or rear of newly constructed buildings, and prohibit the use of certain low quality building materials. They oppose proposed language granting the zoning administrator discretion to permit up to two rows of parking spaces between the building and street. They oppose the removal of schools and churches as principal uses within industrial zones. They oppose the reduction of permitted residential uses within industrial zones and they also oppose the elimination of the I3 zoning classification. St. Anthony Park Community Council also submitted written comments to the Planning Commission.

Commissioner Oliver asks if she feels there is a shortage of land that schools, churches and retail businesses can locate on. Because the idea with industrial is there is a shortage of industrial land that only those types of uses are allowed on. So what is the counter argument against saying this is what should be set aside for certain kinds of uses.

Ms. Sparks said that she could not answer that from a real estate perspective but she can only say that three charter schools have located in or near industrial areas in St. Anthony Park in the past 5-10 years. She does not know if they would choose to go to residential land if only that was available. She just knows that they are coming to her area.

9. Betsy Leach, Executive Director of District 1 Community Council talked about the use of conditional use permits to control the three uses that are currently allowed in I3 that would be added to I2. Their concern is that conditional use permits are an ineffective way to control these uses coming into the new IG area. This is disturbing in that they

would have concentrations of these three uses in certain areas of the city where they are currently or where they aren't and could be expanded. Their concerns in District 1 are of potential contamination of the river, Pigs Eye Lake and the other environmentally sensitive areas there. Also they are concerned about noise pollution and they urge the commission to reconsider the merging of I2 and I3. District 1 Community Council submitted a letter with their concerns.

Commissioner Oliver said there are actually two uses that would be coming from I3 to I2, rock crushing and tank farms, so is there a substantial difference with those two uses that requires them to be located in their own district versus what's already allowed in I2?

Ms. Leach thinks that the issue is not so much that there is a substantial difference as whether or not there's going to be a concentration of these types of uses in particular areas. She thinks that you've got to be thinking about whether or not there are some uses that should not be allowed in an urban area for public health reasons and she is not arguing that there isn't a similarity between these things but maybe the uses and their public health impacts need to be considered.

10. Kelly Jameson, Vice President of the Saint Paul Port Authority, said they appreciate the proposed restriction of residential uses in industrially zoned land. Industrially zoned land is becoming scarcer in the city, and they support reserving this land for industry and jobs. They also appreciate the approach to modifying required design standards in the IT transitional districts. They strongly oppose the draft language that these same design standards should be applied to all industrial property throughout the city. The draft proposes that IL light industrial districts should comply with all of the same design standards as the transitional districts, and the effect would be to exclude manufacturing or other types of businesses with large building needs from locating in these areas. The draft proposes that the IG, heavy industrial district also comply with some of these standards. Many of these districts are located far from residential neighborhoods along the river corridor. Putting these design standards on those properties could be very problematic because of flooding on river properties and would be very costly for large parcels. These design standards would limit manufacturing uses from coming into the city. Manufacturers need to build a shell around the process. The Port Authority strongly agrees with the Comprehensive Plan that we need to retain land for jobs in the city. Industrial jobs create living wage jobs for a wide range of skill levels. The average industrial job in Saint Paul pays about $47,600 per year, and creating more industrial jobs is a great way to fight poverty in Saint Paul. The Port Authority also submitted written comments.

Commissioner Spaulding said that the City should encourage industrial uses and asked about the Port Authority's job density requirements.

Ms. Jameson said that in Port Authority developments they do require a certain job density which is one job per 1,000 square feet of building and they choose to use building are instead of land area, because sometimes there is land that isn't developable, for example it's too contaminated to put a building there. The Port requires 35% lot area coverage, which for manufacturing is high compared to industrial property development in the suburbs.

11. Thomas Peterson, an architect and resident in Saint Paul, works with a local firm that specializes in religious buildings and churches. He is working with the Piercing Faith Church at the Pierce Butler site and other churches that are looking at sites in industrial zones. Churches have limited options to grow or establish a new church in residential areas. He thinks charter schools are similar to the churches in that they are looking for places that are central, where they can have a large capacity and serve people. His primary concern is that churches continue as permitted uses or at least as conditional uses.

Commissioner Ochs asked if growth is defined as the expansion of space or can growth be defined in another way?

Mr. Peterson said that churches can accommodate growth to a certain extent by scheduling more services. Parking remains probably the bigger issue in growing churches; they've moved from neighborhood traditional little churches that serve the neighbors to churches that serve maybe an ethnic group or denominational group that draws from the metro. area.

12. Pastor AZ Jones, Jr., Senior Pastor at Piercing Faith Church, talked about the investment in human capital that churches bring to communities. Cities want jobs for residents, and churches can assist and partner with cities to make these folks employable and he thinks that's often over looked. When looking at zoning we minimize and devalue the fact that churches and schools have a productive role in energizing communities. To exclude them based on the fact that they are not revenue generating institutions is a mistake and discriminatory.

Commissioner Oliver said other than the price, because industrial land is cheaper, what is it about industrial land that is attractive for churches?

Pastor Jones thinks that it is a space issue. About a week ago he was asked what prohibits him from purchasing an already existing church. Well their current facility that they are in is 127 years old and it would be very expensive to update and even if they did update it parking still is an issue. They have been fortunate and blessed that Mancini's allows them to use their parking lot on Sundays, but it becomes challenging sometimes on the weekdays because folks are parking far away. It then becomes a safety issue and also a convenience issue. Pastor Jones thinks that industrial areas afford them the opportunity for parking and expansion. They are considering building in a couple of phases so with that in mind it provides them the space that they need for future growth as well.

13. Craig Smith, representing the 528 Limited Partnership and Brown & Bigelow, Inc., expressed concern over the proposal to collapse the I2 and I3 zoning districts into a single new classification. Their property is currently zoned I2 and their concern is with the potential contaminants to their printing processes that I3-type firms create (i.e. rock/concrete/asphalt crushing), which hampers their ability to produce a quality product. The effect that an I3 operation could have on their 400,00 square foot facility is a serious concern for them. He also asked the Planning Commission to consider the original intent of the I2 zone and that I3 type operations are not consistent with the character of the other development in the immediate area. Mr. Smith also doesn't believe that the

Comprehensive Plan for his area envisioned a heavy industrial operation for that area. They have operated very nicely in this park since 1980 without too many issues. It would create a significant problem for them if this area were to be rezoned and suddenly they find an I3 business operating at full capacity in their backyard. They cannot move their operation without an extensive investment and neither can they risk having potential contaminants complicate their printing process or stand to lose tenants who perceive the same risks. They stand to potentially lose a great deal if these proposed changes are implemented. Mr. Smith has submitted their concerns in writing to the Planning Commission.

14. James McClean, representing the Saint Paul Area Chamber of Commerce, appreciates the focus of the Planning Commission and the City on maintaining industrial property in the city and the jobs and tax base it provides. Their main concern is the addition of design standards in industrial zones where they did not exist before. They understand the importance of design standards, especially in commercial and residential areas, but they think that in the city's limited industrial zones the focus should be on job creation and job growth potential. The Chamber asks the Planning Commission to reconsider the addition of new design standards in industrial zones where they did not exist before.

15. Leslie Ford, Jr., Pastor of the Living Word Church, spoke against the elimination of church, synagogues, and any other place of worship. The major reason for elimination seems to be jobs per acre. He asked the commission members to consider the spiritual and moral needs of the people working in those industrial areas. They shop, buy gas and do business within a five-mile radius of where they work so the elimination of churches in the area where they congregate and do business makes no sense to him. It also appears that churches have been targeted for elimination but churches have been proven to help in the areas where businesses have been allowed to remain such as sober houses, half-way houses, and abuse shelters. He has heard the commissioners use the term live-work and that is okay in the industrial areas, but he wants to expand that from not only "live and work" but worship to be able to have a holistic approach to a human need. Work, eat and to worship God in whichever way a person worships God should still be allowed in the industrial area.

16. Kelley Gaines, also with the Living Word Church, said churches don't just function on Sundays, but actually they are active everyday in doing something in the community. Looking at their building, there are people living on the Fairview side and industrial on the Prior side and they are interested in meeting the needs of the people that live in that neighborhood. They are interested in providing more social services to the community. So when thinking of church it's not just about services on Sunday but they are there to serve people, create jobs, businesses and whatever else they can do to help the city of Saint Paul grow.

17. Tait Danielson Castillo, Executive Director of Frogtown Neighborhood Association, distributed a letter describing their comments and concerns regarding the proposed zoning code amendments for industrial districts. They agree with almost everything that District 12 had to say regarding the amendments. His focus is on the moving of I3 into I2 and he knows that there are not a lot of uses in I3 and it may seem reasonable to bring it into I2 but when he looks at metal shredding and outdoor concrete, asphalt and rock crushing facility that puts fear into the hearts of a lot of Frogtowners. What they're

noticing is that because their residential property is so close to a lot of this I1 and I2 usage, that the pollution control agency doesn't really regulate smell, or anything that isn't really a toxic use. Is a conditional use permit really an appropriate way to prevent some of this dangerous stuff from going into neighborhoods? He says no. The level of enforcement on things in these categories doesn't always work the way we would hope it would. There should be some consideration for spot zoning some I3 if it's needed. Also the Frogtown Neighborhood Association is very excited that the Piercing Faith Church purchased land on Pierce Butler to build their new church. The Refuge Christian Center is renting so the city might have a lot of churches that are in industrially-zoned areas but the city doesn't know about them. They want to see these uses continue.

18. Charles Foye spoke to give moral support to his colleague Pastor AZ Jones. After sitting through these two hearings he recognizes the need for cities to consider economic opportunity as it relates to job creation. He urged the Planning Commission to consider that most of the churches bring value to the moral culture of the city of Saint Paul. A question was asked earlier by one of the commissioners, why would churches be interested in moving to industrial areas? As a former pastor of a church located in a residential community, parking is always an issue. When there are evening services people are somewhat afraid to walk long distances. So industrial areas provide the kind of security that people like to have when they are coming to church. Also, considering individual churches, he has heard from the Pastor at Living Word the many things that they do and it would be a mistake to rule out or eliminate churches from being a part of the community in industrial areas. He hopes the city will not restrict or exclude churches or schools from these industrially zoned areas. And since Piercing Faith Church has already purchased land in this zoning area it would be a travesty to deny this congregation the opportunity to move.

Commissioner Nelson said that there has been a lot of talk about churches being allowed in industrial areas and his concern is that being in an industrial zone the next door neighbor is allowed to have an operation that is smelly, noisy and has a lot of truck traffic coming through. How would churches react to a noxious type of use coming next door that may be operating during services? That's part of what zoning is there to help protect. He would hate to see churches come in and then start pushing industrial uses out because they are complaining about noise and fumes.

Mr. Foye does not think that would happen, because churches have been able to adjust to their surrounding area and many churches in residential communities have had the neighborhood complain because of noise from the music. Churches have attempted to compromise by even changing their order of service, or changing the time of services. Churches have met with neighbors and try to accommodate them in whatever area there are concerns about. Mr. Foye believes you will see a tremendous effort on the part of churches to work with their neighbors.

Commissioner Ochs said that if churches are offering all these other services such as child care, how would you feel if your day care was next to an adult use (adult magazine shop, lingerie shop or sex toys, etc.). Would you would be opposed to that?

Mr. Foye said no that would not be the most desirable place where a church would like to be but at the same time if those types of businesses are going to be considered for this

area then he would certainly think it wouldn't restrict churches from also being considered to be located in these areas. Yes, there may be a problem but if he attempted to purchase a church in the area he would certainly notice the businesses around there. So he would not purchase a church next door to an adult facility. But in the mean time he would not want to be excluded from being able to purchase space within the industrial area because there is an adult facility there.

19. Lesley Ford III is one of the pastors at the Living Word Church and is also the administrator who takes care of all the facilities. He said that they work with their neighbors, including American Paper which they lease space to and also lease space to a couple of other companies. Mr. Ford said that they are working hand in hand with the neighbors and they do have a day care and a trucking company in their facility and all they all get along just fine.

MOTION: ***Commissioner Merrigan moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, June 4, 2012, and to refer the matter back to the Neighborhood 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)

One item came before the staff Site Plan Review Committee on Tuesday, May 29, 2012:

- East Side Family Clinic, new 34,000 square foot medical clinic at 895 East 7th street (at Forest).

Two items to come before the staff Site Plan Review Committee on Tuesday, June 5, 2012:

- Grand Hill Carriage House, remove a 2-car garage and construct one new dwelling unit over a new 3-car garage, at 555 Grand Hill.

- Payne Maryland Center, construct a new community center, library and parking lot and renovate existing athletic fields at 1178 Payne (at Maryland).

OLD BUSINESS

#12-048-442 Volunteers of America – Conditional use permit for a Department of Corrections–licensed community residential facility with modification to permit up to 74 adult residents. 1394 Jackson Street, between Arlington and Hyacinth. *(Patricia James, 651/266-6639)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions with a modification to permit 74 adult residents.***

Commissioner Ward asked about the rationale for more than doubling the number of residents that is allowed in the zoning code.

Commissioner Nelson said this is an existing operation which houses 74 residents at the current time. The size of the building at 1394 Jackson is appropriately sized for 74 residents. The project proponent needs a certain number of residents on site to be able to offer the wide variety of programs that are part of their contract. The efficiency of scale isn't recognized in the zoning code for this exact use. The current code permits 16 to 32 residents. Given the program requirements and the size of the building, transferring the existing 74-person program to this site would fit appropriately within the existing structure.

Commissioner Ward asked about the impact of this use on the character of the neighborhood.

Commissioner Nelson said the character of the area is industrial. The distance requirement for this type of use from other facilities is beyond the minimum. It is also located in a planning district whose population in community residential facilities is below the 1% threshold. Also some felt that an industrial area is a more appropriate location for this use than in a residential area or next door to residential uses.

Commissioner Wickiser said that he will be voting against this resolution because of the testimony of the next door land owner that this development would be detrimental, and in addition, the zoning would allow for 16 residents here and they are requesting 74. The economics of whether this facility works for the applicant or not is outside the bounds of a zoning decision in his opinion.

Commissioner Schertler said he thinks that the proposed number of residents is a pretty radical change, and he is not convinced that a compelling case has been made justifying this size of a deviation.

Patricia James, PED staff, clarified that this facility used to serve as the workhouse for women under a contract with Ramsey County. The county now can accommodate women in their remodeled workhouse, and Volunteers of America now has a license with the State Department of Corrections and a contract with the federal government to house federal prisoners nearing the end of their sentences.

Commissioner Edgerton stated he also is not comfortable with this deviation from 16 to 74. This would now put released but convicted felons as well as others who are awaiting trial into this certain area. If they're meeting all the rules, then the Planning Commission has a responsibility to allow it, but in this case it isn't meeting the rules; this is asking for a significant increase in the number, and he does not supportive this.

Upon questions from Commissioner Ward, Commissioner Nelson clarified that the applicant has an interest in the property sufficient to make this application, and there is a request for a modification to increase the number of residents that their allowed within the property.

Commissioner Spaulding asks about where the number 16 came from.

Ms. James said that the number 16 comes from a state law that says residential facilities licensed by the state department of human services – generally including persons with some kind of disability – are a permitted multiple family use, and that local governments must allow these facilities for up to 16 residents in their multiple family residential zoning districts. The City

"borrowed" that number for licensed correctional community residential facilities when the zoning code was updated in the 1990's, even though facilities licensed by the department of corrections are not covered by that state law.

Commissioner Schertler noted that if the City is trying to protect industrial property as part of the industrial zoning study, and this application is moving in the opposite direction of that by allowing more residential population via conditional use permits, is this in conflict with the Comprehensive Plan?

Ms. James clarified that the Comprehensive Plan recommended looking at the uses that are permitted in industrial zoning districts to determine if they are consistent with the goals of the Land Use Plan. This study has suggested some changes to the industrial use list, but did not suggest changes regarding the location of community residential facilities, in part because that is better addressed in a zoning study of community residential facilities. Under the existing zoning regulations, this use is permitted, and the existing zoning is consistent with the comprehensive plan.

Commissioner Nelson noted that he sees similarities between this type of community residential facility and the St. Anthony Residence on Hersey Street, which was also located in an industrial zone.

The motion to approve the conditional use permit with a modification to permit 74 adult residents failed on a voice vote of 5-7 (Edgerton, Ochs, Oliver, Schertler, Wang, Ward, Wickiser).

Commissioner Wickiser moved to approve the conditional use permit with a modification to permit 32 adult residents instead of 74, keeping the rest of the resolution the same. Commissioner Ochs seconded the motion.

Commissioner Ward said that going from 74 to 32 does not address finding #2d, that the facility serve no more then 16 facility residents accept in a B4 or B5, so this is the same issue of industrial versus other zoning uses. In B4 and B5, 32 residents are allowed, but this is an I district and only 16 are allowed. He would agree to amending it to 16 instead of 32.

Commissioner Wickiser said this is an acceptable use under the zoning at 16, 32 seems to him to be a reasonable number.

Commissioner Schertler agreed with Commissioner Wickiser. Approving the modification to allow 32 as opposed to 16 is based on other intense districts, B4 and B5, acknowledging that I1 is more similar, and he supports it.

Commissioner Ward stated that the application meets all of the requirements at 16, and we're able to approve it at 16. He thinks that the commission should strictly stick to what's allowable.

Commissioner Merrigan moved to call the question. No one seconded the motion. The motion to call the question passed unanimously on a voice vote.

MOTION: ***Commissioner Wickiser moved to approve the conditional use permit subject to additional conditions with a modification to permit 32 adult residents. The motion carried 7-5 (Nelson , Oliver, Shively, Ward, Wencl) on a voice vote.***

NEW BUSINESS

#12-050-237 Gowshoua Vang – Re-establishment of nonconforming use as a duplex. 733 Blair Avenue, between Grotto and St. Albans. *(Sarah Zorn, 651/266-6570)*

Commissioner Nelson announced that this case has been laid over to the June 7, 2012 Zoning Committee meeting.

#12-043-494 HRA of St. Paul and Rodolfo Hernandez – Rezoning from RT2 Townhouse Residential to VP Vehicular Parking. 656 Wells Street, between Payne and Greenbrier. *(Kate Reilly, 651/266-6618)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.***

#12-055-176 Winter Song LLC – Variances of number of required parking spaces and setback from Aguirre. 656 Wells Street, between Payne and Greenbrier. *(Kate Reilly, 651/266-6618)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the variances 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, June 7, 2012.

VI. Comprehensive Planning Committee

2012 Neighborhood STAR Applications – Approve resolution forwarding comments regarding Comprehensive Plan conformance to the Neighborhood STAR Board. *(Jessica Rosenfeld, 651/266-6560)*

Commissioner Merrigan said that as part of the role of the Planning Commission and Comprehensive Planning Committee they review the STAR applications only as far as rating them for compliance with the Comprehensive Plan. The staff has reviewed and the Comprehensive Planning Committee has reviewed staff recommendations.

MOTION: ***Commissioner Merrigan moved the Comprehensive Planning Committee's recommendation to approve the resolution forwarding comments regarding the Comprehensive Plan conformance to the Neighborhood STAR Board. The motion carried unanimously on a voice vote.***

VII. Neighborhood Planning Committee

Student Housing Zoning Study – Approve resolution recommending ordinance and study to Mayor and City Council. *(Josh Williams, 651/266-6659)*

Josh Williams, PED staff said there have been a few changes to the recommendations in response to deliberation on the issues and in response to the substantial amount of public testimony that was offered. The final version of the study emphasizes that the issues around student housing are broader than just the density question that is addressed by the proposed ordinance. Housing supply and demand and student behavior are substantial issues, which are not fully addressed by the ordinance but require active involvement of parties other than just the City, including college and university administrations, landlords, property developers, neighborhood residents and students. Reflecting these findings the Neighborhood Planning Committee makes two recommendations. The first is to adopt the proposed ordinance without changes. Second, it is recommended that there be additional actions beyond the ordinance taken in response to issues related to student housing. In particular, the Neighborhood Planning Committee called out three priority actions on page 11 of the study. There was a lot of testimony about the City's ability to enforce this ordinance. To that end, the Department of Safety and Inspections (DSI) staff, Mr. Williams and the City Attorney's office have been working on some language to ensure that when the ordinance is put into place, DSI has the authority and procedures in place to enforce it. The implementation language does not affect the zoning aspects of the ordinance.

MOTION: ***Commissioner Oliver moved the committee's recommendation to approve the resolution.***

Commissioner Shively moved to amend the resolution, on page 2, in the Be It Further Resolved, clause, to take out the word *recommends* and change to *considered, but does not recommend* in place of it. Given some of the issues that were raised about identifying students, she is happy to forward it to the City Council as something that they studied and considered, but she does not feel comfortable recommending adoption of the ordinance. Commissioner Oliver seconded the motion.

Commissioner Spaulding is glad that there is some reluctance to go forward with the ordinance that's in front of them because he thinks there are some real questions. But he also knows the neighborhood and the struggles that the neighborhood has had to control student behavior. He sees a neighborhood that has tried many routes over decades to control that with some success but the problem has gotten worse, not better. There are a lot of approaches to dealing with that that need to take place. This is one solution among a broader range of solutions but it also is the solution that most fits with their authority over the city's planning and land use. He will vote against the amendment and for the initial code revision that was proposed.

Commissioner Oliver does understand the depth of the problem and the efforts that have been taken, but his concern is that the holes have been pointed out and even if DSI fixes the really questionable parts, this is still an easily evaded regulation. He thinks the risk is that this will further tighten the rental market, which would have impacts throughout the city. He cannot recommend they take an action that has that downside affect with no real effective upside.

MOTION: ***Commissioner Wickiser moved to call the question. Commissioner Ward seconded the motion. The motion to call the question passed unanimously on a voice vote.***

MOTION TO AMEND: ***Commissioner Shively moved to amend the resolution to change the language to say BE IT FURTHER RESOLVED, that the Saint Paul Planning Commission considered but did not recommend that the City Council adopt the following text amendments. The motion carried 6-5 (Edgerton, Nelson, Schertler, Spaulding, Wang) on a voice vote.***

MOTION: ***Commissioner Oliver moved to approve the resolution as amended to not recommend that the ordinance be adopted by the Mayor and City Council. The motion carried 7-4 (Edgerton, Nelson, Spaulding, Wang) on a voice vote.***

Commissioner Oliver announced that the next Neighborhood Committee meeting on Wednesday, June 6, 2012 has been cancelled.

VIII. Transportation Committee

35E/Cayuga and Maryland Bridge over 35E (2 projects) – Approve resolution recommending that the Mayor and City Council grant municipal consent to the Minnesota Department of Transportation. *(Mike Klassen, Public Works, 651/266-6209)*

Commissioner Spaulding said that the Transportation Committee considered the I35E/Cayuga and Maryland interchange improvements. Topics like trail crossings and treatments were discussed at length and the committee was comfortable with the outcome.

MOTION: ***Commissioner Spaulding moved the Transportation Committee's recommendation to approve the resolution recommending that the Mayor and City Council grant municipal consent to the Minnesota Department of Transportation. The motion carried 10-0 with 1 abstention (Edgerton) on a voice vote.***

Commissioner Spaulding announced the next Transportation Committee meeting on Monday, June 4, 2012 has been cancelled.

IX. Communications Committee

Commissioner Thao had no report.

X. Task Force/Liaison Reports

Commissioner Schertler announced that the Ford Planning Task Force will be meeting on Monday, June 4, 2012 on the Ford site at 6:30 p.m. in the Training Center Auditorium.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 12:56 p.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

Donna Drummond

Donna Drummond
Planning Director

Approved _____
(Date)

_____
Daniel Ward II
Secretary of the Planning Commission

PED\Butler\planning commission\minutes\June 1, 2012

Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West

Minutes June 15, 2012

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 15, 2012, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Merrigan, Noecker, Reveal, Shively, Thao, Wang, Wencl; and Messrs. Connolly, Edgerton, Gelgelu, Lindeke, Nelson, Ochs, Oliver, Spaulding, and Wickiser.
Commissioners Absent:	Mmes. Halverson, *Perrus, *Porter, and Messrs. *Schertler, *Ward. *Excused
Also Present:	Donna Drummond, Planning Director; Patricia James, Anton Jerve, Christina Morrison, Kate Reilly, Sarah Zorn, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes May 18, 2012.

MOTION: ***Commissioner Reveal moved approval of the minutes of May 18, 2012. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.***

II. Chair's Announcements

Chair Wencl announced that the commissioners will receive or have received an invitation from the Mississippi Watershed Management Organization to a workshop event on Land Use and Water Quality. Chair Wencl has attended the workshop before and it was very informative.

III. Planning Director's Announcements

Donna Drummond announced the upcoming workshop called "Navigating the New Normal" that will be held on Tuesday, July 17th from 3:00-5:00 p.m. in Room 40 of City Hall. It is being offered to cities in the metropolitan area by the Urban Land Institute of Minnesota. It involves a panel of experts representing public finance, planning, and residential and commercial development, talking about how cities can continue to grow and prosper in a time of changing demographics and also a changing economy. City Council members, Planning Commissioners and senior staff from the Mayor's office and PED will be invited to attend. More details will be sent out soon.

At next Wednesday's City Council meeting there will be a couple of items from the Planning Commission. One is the Student Housing Overlay District, and two appeals of the site plan approval of the Grand and Finn Student Housing Apartment project. One appeal is by the developer and the other is by neighbors of the site.

IV. **PUBLIC HEARING:** District 1 Transportation Plan – Item from the Transportation Committee. *(Christina Morrison, 651/266-6546)*

Chair Wencl announced that the Saint Paul Planning Commission was holding a public hearing on the District 1 Transportation Plan. Notice of the public hearing was published in the Legal Ledger on June 4, 2012, and was mailed to the citywide Early Notification System list and other interested parties.

Christina Morrison, PED staff, introduced the plan, noting that it is due for an update. The community council will be working on sections of the plan over the next two years, including bringing it into the new area plan format and enhancing key sections that were under developed in the current plan. The planning process was competed over the last three years with an intensive community outreach effort. In 2011, District 1 convened the Transportation Task Force, which included members of their Land Use Committee and additional community members. The district council also collected valuable input from surveys sent to every household. Ms. Morrison noted that the District 1 Community Council board approved this plan in January 2012 and the Planning Commission released the plan for public hearing in April.

Chair Wencl read the rules of procedure for the public hearing.

The following people spoke.

1. Betsy Leach, Executive Director of District 1 Community Council, stated that the council has been discussing a variety of transportation issues with residents, including Corridor and Gateway Corridor planning, traffic and parking concerns, transit service, and pedestrian needs. Ms. Leach stated that through surveys, community meetings, and a special Transportation Task Force, the group was able to better understand some local transportation issues and concerns and convey those in the proposed policy. The plan will serve as a framework for District 1 to address and guide issues that will arise in the future. Ms. Leach requested that the commission approve the plan and allow it to be amended to their community plan.

   Commissioner Spaulding asked Ms. Leach to describe their approach to sidewalk policy.

   Ms. Leach replied that there are many places both in the northern and southern part of District 1 that do not have a complete sidewalk network. The southern part is uniquely covered by the Highwood Plan, and uses the trail system to strengthen pedestrian connections.

   Commissioner Spaulding asked if the plan is consistent with the Great River Passage Master Plan, particularly related to trail improvements.

   Ms. Leach replied that one of their task force members served on the Great River Passage Task Force and that the plans are consistent.

   Commissioner Oliver asked when District 1 might update their Land Use Plan.

Ms. Leach stated that they have not started the update of the Land Use section yet, but that they are doing preliminary research in the Sunray/Suburban area.

MOTION: ***Commissioner Spaulding moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, June 18, 2012, and to refer the matter back to the Transportation Committee for review and recommendation. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.***

V. Zoning Committee

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

Three items came before the Site Plan Review Committee on Tuesday, June 12, 2012:

- Rock Tenn, drainage and water quality improvements at 2250 Wabasha.
- Marydale Park, parking lot improvements, resurface existing parking lot and add infiltration basin at 1120 Dale Street North.
- Crosby Farm Park West Entrance, remove and replace existing road and parking and add stormwater improvements and extend trail at 2501 Crosby Farm Road.

Six items to come before the Site Plan Review Committee on Tuesday, June 19, 2012:

- St. Peter Claver Catholic School, install permeable pavement and rain gardens at 375 Oxford Street.
- Priority One Tech, pave small parking lot at 1171 Jackson.
- Rondo Education Center, add new curb cut and walkway to existing parking lot at 560 Concordia.
- Humboldt High School Loading Dock at 30 East Baker.
- New Harmony Assisted Living, new 48-unit assisted living facility with underground parking at 130 Rose East.
- Hmong College Preparatory Academy, building addition at 1515 Brewster.

OLD BUSINESS

#12-050-237 Gowshoua Vang – Re-establishment of nonconforming use as a duplex. 733 Blair Avenue, between Grotto and St. Albans. *(Sarah Zorn, 651/266-6570)*

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

NEW BUSINESS

#12-055-314 Episcopal Homes – Rezoning from RM2 Multi-Family Residential T3 Traditional Neighborhood. 502 Lynnhurst Avenue East between University and Feronia. *(Anton Jerve, 651/266-6567)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.***

#12-059-990 Episcopal Homes – Variances of lot coverage and side yard setback for existing building. 490 Lynnhurst Avenue East between University and Feronia. *(Anton Jerve, 651/266-6567)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the variances subject to an additional condition. The motion carried unanimously on a voice vote.***

#12-060-055 City of St. Paul Parks and Recreation - Rezoning from VP Vehicular Parking to RT1 Two-Family Residential. 665 Rose Avenue East between Payne and Geranium Avenue East. *(Kate Reilly, 651/266-6618)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.***

#12-060-060 City of St. Paul Parks and Recreation – Variance of parking lot side yard setback. 1174 Payne Avenue NE corner at Rose. *(Kate Reilly, 651/266-6618)*

Commissioner Nelson said that as part of the development there is a significant tree which is located in such a way that arranging the parking in that area would be difficult without either cutting down the tree or requesting the variance. They decided that the tree was so significant that they designed around it.

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the variances subject to an additional condition. The motion carried unanimously on a voice vote.***

#12-059-528 James Johnson – Zoning District Boundary Line Adjustment stemming from right-of-way vacation and realignment. 260 Clarence Street. *(Kate Reilly, 651/266-6618)*

Commissioner Nelson said this was an item for discussion but not public hearing. This was a procedure that had to go through the Zoning Committee; the site plan had already been approved several weeks ago.

Chair Wencl asked staff to explain why this came to the Zoning Committee without having a public hearing.

Patricia James, PED staff said the reason it is not a public hearing is because the zoning code has regulations of where zoning district boundaries are located, and one of them is that they follow the midline of streets. Normally when a street is vacated the right-of-way is split and half goes to

one side and half goes to the other side, and there is no need for a boundary line adjustment. In this case, the street realignment it isn't that simple, and the code also provides that the City Council can determine where the zoning boundary goes based on a recommendation from the Planning Commission. This determination does not need a public hearing. In this case the new street would have otherwise attached a parcel zoned commercial to a residentially zoned property, but the City Council decision can make the zoning the same for the entire new parcel.

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the resolution recommending the zoning district boundary line adjustments. The motion carried unanimously on a voice vote.***

Commissioner Nelson announced the items on the agenda for the next Zoning Committee meeting on Thursday, June 21, 2012.

VI. Comprehensive Planning Committee

Commissioner Merrigan announced the item on the agenda for the next Comprehensive Planning Committee meeting on Tuesday, June 26, 2012.

VII. Neighborhood Planning Committee

Commissioner Oliver announced the items on the agenda for the next Neighborhood Committee meeting on Wednesday, June 20, 2012.

VIII. Transportation Committee

Commissioner Spaulding announced the items on the agenda for the next Transportation Committee meeting on Monday, June 18, 2012.

IX. Communications Committee

Commissioner Thao had no report.

X. Task Force/Liaison Reports

Commissioner Oliver said the Neighborhood Star Board met on Wednesday to do their ranking on the proposals. They originally had $2 million to recommend, then the Mayor's office freed up about $1.5 million in additional STAR funding. It just so happens that the STAR proposal for Lowertown Ball Park is $1.5 million, so they had $3.5 million to distribute. The green light was given to about 13 or 14 projects which total $3.7 million so the City Council will receive these recommendations shortly.

Commissioner Thao asked if the Planning Commission's recommendations were helpful in their decision planning.

Commissioner Oliver said they ended up as a column on the broader spread sheet and there was an X for what the Planning Commission said was a supported project.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 9:10 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

Donna Drummond
Planning Director

Approved _____
(Date)

_____
Daniel Ward II
Secretary of the Planning Commission

PED\Butler\planning commission\minutes\June 15, 2012

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

Tuesday, June 26, 2012
2nd Floor Conference Room
375 Jackson Street, Suite 218

Time	Project Name and Location
9:30	Hmong modular classroom 1515 Brewster Move modular classroom to school site
9:50	Wells parking lot 660 Wells New parking lot
10:20	Wings financial 1798 W 7th Sreet Expand existing parking lot
11:00	American testing 550 Cleveland Avenue North New 11,500 square foot building for labs, office and storage
11:45	Victoria Park Apartments 734 Victoria Street South Two new 3-story apartment buildings with 213 units

Applicants should plan to attend this meeting.
At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

Parking
A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have any questions, please call Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.