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 June 29, 2012
(Date)

Daniel Ward II
Secretary of the Planning Commission

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