

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

Minutes March 7, 2014

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 7, 2014, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Reveal, Shively, Thao, Wang, Wencil; and Messrs. Edgerton, Gelgelu, Makarios, Ochs, Oliver, and Ward.

Commissioners Absent: Mmes. *Merrigan, *Noecker, *Padilla, *Underwood, and Messrs. *Connolly, *Lindeke, *Nelson, and *Wickiser.

Absent: *Excused

Also Present: Donna Drummond, Planning Director; Josh Williams, Anton Jerve, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes February 7, 2014.

MOTION: *Commissioner Reveal moved approval of the minutes of February 7, 2014. Commissioner Shively seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Wencil announced that she is in the process of finalizing the committee assignments. There will be a few changes, but for the most part they will be as requested.

III. Planning Director's Announcements

Donna Drummond reminded the commissioners that any updates to their biographies should be given to Sonja by next Monday so the revised document can be posted on-line. Also the Great River Gathering, which is usually held every year at the River Centre, is going to be at the Union Depot this year. This is their 20th anniversary so they will be looking back 20 years to celebrate all of the development progress in the city, and looking forward to the next 20 years. The key note speaker will be Gil Penulosa, executive director of 8-80 Cities and a world-renowned expert on creating vibrant cities and healthy communities for all. This will be a week-long residency with a variety of workshops and activities. Planning commissioners who attend the dinner are seated together.

Lastly, Allen Lovejoy has announced his retirement at the end of March. There will be a couple of retirement events to honor him, one is on Tuesday night March 25th at Fabulous Ferns, 5:00 p.m. for Happy Hour celebration, the second one is in the afternoon on Friday, March 28th. A flyer invitation will be sent out. The staff will propose a resolution in his honor at the March 21st meeting, following the public hearing on the West Midway Industrial Area Plan.

IV. Zoning Committee

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

One item to come before the Site Plan Review Committee on Tuesday, March 11, 2014:

- Saint Paul School District, repave existing parking lot at 360 Colborne.

NEW BUSINESS

#14-092-306 1720 E. 7th Firehouse – Rezone from B1 Local Business to T1 Traditional Neighborhood. 1720 7th Street East, SE corner at Flandrau. *(Bill Dermody, 651/266-6617)*

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

#14-093-633 Olin 5 LLC – Rezone from VP Vehicular Parking to T1 Traditional Neighborhood. 1809 Old Hudson Road, NW corner at Van Dyke. *(Bill Dermody, 651/266-6617)*

Commissioner Edgerton asked if there was a plan for what's going to happen to the site.

Commissioner Reveal replied that there isn't yet, but the owners wanted to be freed up from the financial restriction that the current zoning provided. So this gives the owners a lot more potential for different kinds of things there. And it met all the conditions for the rezoning.

Commissioner Ward asked what one of the adjacent parcels is currently being used for.

Chair Wencl said that across the street is a senior living facility and adjacent to it is open land.

Bill Dermody, PED staff added that there is also multi-family to the east and west.

Commissioner Ward said that the multi-family is zoned RM2 so wouldn't a T2 zone be better than a T1?

Mr. Dermody said that if the application had come forward as T2 they may have recommended approval, but the application is for T1. T1 is perhaps less controversial and easier. He also noted that the City will be launching into station area planning for the Gateway Corridor soon. So the whole area is likely to be re-analyzed in the next year or so. There is a proposed station directly across the street just east of the hotel and it's likely that they'll be looking at this for something more intense than T1 in the near future.

Commissioner Ward said that the only reason why he brought that up is because of the multi-family that's right next door to it, the property directly behind is a single family residential property that has this huge lot. At one time the owners were looking at developing that parcel. With the differences between T1 and T2 in terms of F.A.R., height and setback restrictions they may run into some issues if they want to perhaps add on to the multi-family that's there.

Commissioner Reveal said that she assumes that at one point someone might come back for further rezoning on this depending on what they're planning, but the City could not change it when this application was presented and there was no cause for not approving it.

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

#14-088-762 WUCW LLC – Conditional use permit for outdoor commercial use. 1640 Como Avenue, SW corner at Winston. (Josh Williams, 651/266-6659)

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

#14-095-107 Great Western Recycling Industries dba Northern Metals Recycling – Conditional use permit for structures, material and equipment not elevated on fill to the regulatory flood protection elevation. 521 Barge Channel Road. (Josh Williams, 651/266-6659)

Commissioner Reveal said that an issue was picked up by Commissioner Edgerton, and in response staff has recommended an amendment to the conditions of the approval.

Josh Williams, PED staff said that a small change was made to the staff report on page 4 referencing their industrial stormwater existing permit for the site through the Minnesota Pollution Control Agency (MPCA) and a corresponding change in the conditions of approval. Based on an inquiry from Commissioner Edgerton they connected with the Water Resource Coordinator in the Department of Safety and Inspections (DSI). The intent is to make sure that the operations at the site are consistent with the protection of water quality and resources in the river corridor, and to ensure the City has the ability to go in and take enforcement action if needed. Wes Saunders-Pearce advised that best course of action would be to use the existing MPCA industrial stormwater permit, which requires quarterly monitoring and best practices for site housekeeping.

Commissioner Reveal recommended the resolution as amended, there being no objections from the Zoning Committee.

Commissioner Shively inquired whether enforcement would be the responsibility of the MPCA or the City.

Mr. Williams replied either one, because including continued compliance with the MPCA permit as a condition of approval gives the City the ability to take enforcement action if compliance does not continue, and the MPCA could also take action in such a case.

MOTION: *Commissioner Reveal moved the amended resolution recommending approval of the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

Commissioner Reveal announced the items on the agenda for the next Zoning Committee meeting on Thursday, March 13, 2014.

V. Neighborhood Planning Committee

Hamline Midway Community Plan – Approve resolution recommending adoption of the plan to the Mayor and City Council. (*Josh Williams, 651/266-6659*)

Commissioner Oliver said that there have been a few minor changes made at the request of the Heritage Preservation Commission (HPC) otherwise the plan is like it was at the public hearing.

Josh Williams, PED staff said that the main change is found on a new page 17 and 18 of the amended plan. Page 17 is a map of designated heritage preservation sites and surveyed historic resources in the neighborhood. These resources either have a local designation, are on or eligible for the national register of historic places, or have been found significant as part of the 1983 survey that covered a majority of the city. The HPC also requested that several context studies applicable to the neighborhood be listed, and requested a few minor changes in wording of policies in the Historic Preservation section of the plan. The remainder of the plan is the same as the draft sent out for the public hearing and review.

Donna Drummond, Planning Director, noted that they will correct the placement of symbols that follow some policy recommendations in the plan before it is sent to the City Council. These errors occurred in the printing process.

MOTION: Commissioner Oliver moved to approve the resolution recommending that the plan be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.

Commissioner Oliver announced that the next Neighborhood Planning Committee meeting on Wednesday, March 12, 2014 has been cancelled.

Ms. Drummond added that the Neighborhood Committee will have an item, a vertical subdivision ordinance, for the committee to look at in their second meeting in March. That has become a very important issue with the increase in mixed-use buildings and because of financing reasons to split the ownerships of the retail portion on the first level and housing on the second level.

VI. Comprehensive Planning Committee

Commissioner Reveal said that they had met this week and continued to discuss some documents related to the West Midway Industrial Plan, including a white paper that Allen Lovejoy is working on related to industrial economic development policy. It will not be completed before Allen Lovejoy retires so Hilary Holmes will continue with this.

VII. Transportation Committee

Commissioner Ochs reported that at their last meeting Katie Roth with Metro Transit talked about the Snelling Avenue/A Line Arterial Bus Rapid Transit and Allen Lovejoy with Public Works gave an update on preparations for opening the Central Corridor Light Rail Transit line.

Commissioner Ochs also announced the items in the agenda for the next Transportation Committee meeting on Monday, March 10th.

VIII. Communications Committee

Commissioner Thao had no announcements.

IX. Task Force/Liaison Reports

Chair Wencil announced that the Shepard Davern Task Force will be meeting on Wednesday, March 12th from 4-6 p.m. at the Saint Paul Jewish Community Center (JCC).

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:05 a.m.

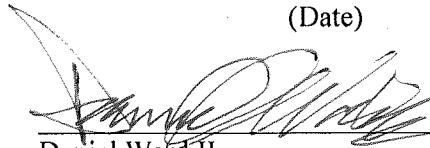
Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved March 21, 2014
(Date)



Daniel Ward II
Secretary of the Planning Commission