

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

Minutes July 11, 2014

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 11, 2014, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. McMahon, Noecker, Reveal, Shively, Thao, Underwood, Wang, Wencil, and Messrs. Gelgelu, Makarios, Ochs, Ward and Wickiser.

Commissioners Absent: Mmes. *DeJoy, *Merrigan, *Padilla, and Messrs. Connolly, Edgerton, *Lindeke, *Nelson, and Oliver.

Absent: *Excused

Also Present: Donna Drummond, Planning Director; Jake Reilly, Jamie Radel, and Sonja Butler, Department of Planning and Economic Development staff.

I. Swearing in of New Commissioner.

New Planning Commission member Melanie McMahon was sworn in by Shari Moore, City Clerk.

II. Approval of minutes May 16, 2014 and May 30, 2014.

MOTION: *Commissioner Reveal moved approval of the minutes of May 16, 2014. Commissioner Shively seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Reveal moved approval of the minutes of May 30, 2014. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

III. Chair's Announcements

Chair Wencil welcomed the Commissioners back from a month without meetings, however moving forward there will be plenty of items on the upcoming agendas.

IV. Planning Director's Announcements

Donna Drummond announced that the City Council approved the T2 Transit Street Amendments recommended by the Planning Commission. The City Council public hearing and vote on the streetcar study occurred on July 9th. Councilmember Bostrom had spoken against it but had to leave before the final 6-0 vote. All of the councilmembers spoke at length about their views prior to the vote. Jonathan Sage-Martinson, head of the Central Corridor Funders Collaborative, has

been appointed as the new director of Planning & Economic Development. He will start Aug. 4th. Finally, the Green Line LRT opened June 14th.

V. **PUBLIC HEARING: Amendments to Chapter 64-Signs** – Item from the Comprehensive Planning Committee. (*Jake Reilly, 651/266-6618*)

Chair Wencl announced that the Saint Paul Planning Commission was holding a public hearing on the Amendments to Chapter 64-Signs. Notice of the public hearing was published in the Legal Ledger on June 5, 2014, and was mailed to the citywide Early Notification System list and other interested parties.

Jake Reilly, PED staff, gave a brief presentation on the proposed amendments to Chapter 64-Signs. The amendments include: minor text amendments to correct typographical errors, correct citation errors and enhance language for clarity and clearing up interpretation issues encountered during enforcement; accommodations for signs proposed for the new municipal ballpark in Lowertown; roof-top signs in B4 Central Business and B5 Central business service districts through a conditional use permit process with required standards and conditions; amendments to references to bus stop shelters; and accommodations for sponsorship signs on bicycle sharing facilities (currently served by Nice Ride).

Mr. Reilly stated the proposed amendments for roof signs:

- (a) Roof signs may be permitted only in the B4-B5 business districts, subject to a conditional use permit.
- (b) Context location surroundings are being considered when looking at the conditional use permit which allows conditions to be imposed, such as height, width, location, orientation, illumination, and how it is attached to the building.
- (c) Roof signs shall face and be designed to be read by traffic on adjoining streets as designated in the comprehensive plan. A facility fronting on only one (1) street is permitted to have one (1) roof sign; a facility fronting on two (2) or more streets is permitted to have two (2) roof signs.
- (d) For roof signs consisting of lettering with no defined background and that allow visibility through the sign through the spaces, the roof sign area shall be defined as the smallest area encompassing all of the words, numerals, figures, designs, or trademarks, as well as any ornamental strip, border, or design around the edges of the sign, and shall be reduced by fifty (50) percent in calculating the permitted roof signage.
- (e) If the zoning administrator determines that the sign lighting affects neighboring properties, roof signs shall not be illuminated overnight, either from midnight or from one (1) hour after the end of any facility event, whichever is later, until 6:00 a.m.
- (f) Roof signs with dynamic display are prohibited.

Mr. Reilly then presented the amendments regarding transit stop signage. He stated that advertising signs at LRT stations are not addressed in Chapter 64 - Signs, nor are they addressed in other sections of the City's legislative code. Bus stops are addressed, and those provisions are recommended to be amended in order to accommodate advertising on LRT and street car shelters, as well as bus stop shelters, by changing the word "bus" to "transit."

Finally, Mr. Reilly presented a new section of the code regarding sponsorship signs on bicycle sharing facilities (Nice Ride). He stated that Nice Ride facilities are supported through

sponsorship signs on the non-map side of the kiosk. Because Nice Ride is a 501(c) 3 non-profit organization, they must follow specific rules outlined by the IRS regarding sponsorship signs. However, the signs on the Nice Ride kiosks meet the definition of "advertising sign" in the Saint Paul Zoning Code, which prohibits advertising signs in all zoning districts. Proposed amendments would allow sponsorship signs on bicycle sharing facilities, in a similar manner to transit stop shelters in all zoning districts. Minnesota Statutes, Section 160.27 Subd. 7 authorize the placement of bicycle racks with or without signage in the public right-of-way, subject to approval by the appropriate road authority.

Mr. Reilly presented the bicycle sharing amendment Sec. 64.422 which would permit bicycle sharing facility sponsorship signs in all zoning districts subject to the following required standards:

- (a) One (1) sponsorship sign, no more than fifteen (15) square feet in area, is permitted per bicycle sharing facility. The sponsorship sign shall be an integral part of the bicycle sharing facility rack.
- (b) The sponsorship sign shall primarily provide identifying information for a sponsor such as name, address, telephone number, or logo; any product advertising shall be incidental and secondary to sponsor identification.
- (c) Signs shall not be illuminated.
- (d) Signs shall be maintained in good condition.
- (e) Signs within the public right of way are subject to, and must first have and maintain, a permit from the designated road authority.

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

No one spoke.

Mr. Reilly noted that two letters of public testimony had been received from the owners & managers of the Northwestern Building and St. Paul Saints Professional Baseball organization, as well as from the Saint Paul Parks and Public Works departments.

MOTION: Commissioner Noecker moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 14, 2014, and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. Commissioner Revel seconded the motion. The motion carried unanimously on a voice vote.

VI. Zoning Committee

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

One item came before the Site Plan Review Committee on Tuesday, July 8, 2014:

- Bad Weather Brewing, reconfigure existing parking lot for new brewery/brew pub (brewery will use existing building) at 414 West 7th Street.

One item to come before the Site Plan Review Committee on Tuesday, July 15, 2014:

- Crestview Apartments, improvements to existing parking lot to deal with drainage problems at 1171 Westminster.

NEW BUSINESS

#14-293-465 Saint Paul Domestic Abuse Intervention Project – Conditional use permit for reuse of a nonresidential structure for an office, with modification of consent petition condition. 390-394 Dayton Avenue between Western and Arundel. (*Jamie Radel, 651/266-6614*)

Commissioner Thao asked if this case would meet all of the other requirements to receive a conditional use permit had the applicant had been able to obtain the number of signatures required to.

Commissioner Reveal said yes, they requested the exception for the signatures and it was a complicated discussion because the numbers are a little mixed up, there are two owners that own the majority of the properties there. And of the additional 6 or 8 properties, two of them were in the process of changing ownership so there was not a person to sign for the petition. Due to this set of circumstances, the applicant asked for the petition requirement to be waived, and the Zoning Committee felt this was appropriate.

Commissioner Thao said even if they did get the signatures then we would just be looking at a regular conditional use request.

Commissioner Reveal answered yes.

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

Commissioner Reveal announced the item on the agenda for the next Zoning Committee meeting on Thursday, July 17, 2014.

VII. Cultivating Economic Prosperity throughout Ramsey County – Informational presentation by Ryan T. O'Connor, Director, Policy & Planning, Office of the County Manager.

Ryan O'Connor, Policy & Planning Director for Ramsey County, gave an informational presentation about Cultivating Economic Prosperity throughout Ramsey County. Generating future economic prosperity requires the support of regional efforts, especially when the County is similarly situated with the rest of the MSP Region. However, it also requires the implementation of more localized strategies that impact our people, land use decisions and engagement with the community, especially when situations arise in which the County is uniquely situated when compared to its peers. Furthermore, as the area within the Region with the highest proportion of concentrated areas of poverty, all future economic prosperity work will be stunted unless that work increases access to opportunity for all people in all places within our community.

The economic prosperity goal and efforts emanating from it are ambitious and come at a pivotal moment in the Region's development. It establishes an overlay through which current and future programs, policies and collaborative actions can be evaluated at the neighborhood, city, county and regional level. The goal also makes a community commitment to the long-term; it cannot be fully achieved in one, five or even ten years. But progress can be made incrementally, and it is

that sustained and committed effort that will ultimately ensure lasting and positive outcomes for our generation and the ones to follow.

For more up to date information about the economic prosperity work please visit www.RCprosperity.org

Commissioner Ward said that Ramsey County as well as the State of Minnesota have the highest levels of racial inequity in education, housing and wealth within the entire nation. It is unfortunate this exists in Minnesota. But you can flip that and reference a quote by Dr. John Powell that "life is lived in a web of opportunity. Only if we address all of the mutually reinforcing constraints on opportunity can we expect to make real progress." There is also a lot of potential here and we need to take advantage of it to look different in 2030, 2040, and 2050. Where do you see the biggest opportunities both in education and jobs to be able to provide a catalyst to catch up?

Mr. O'Connor said there is opportunity here that we need to take advantage of and that's where future growth can be found. In terms of education, that's a challenging issue for the County in terms of defining its role. The County participates in a lot of educational collaboratives focused on early childhood to prepare kids for school, but then doesn't have a role in K-12 education. Then if things go wrong later in life they end up in a Ramsey County Correctional facility. So, what role can the County play to help avoid that outcome. The Mayor has an education leadership team that's brought together the different partners around the table to talk about roles. There are two areas that he thinks are the biggest focus going forward and they both cost money and they are going to take bigger efforts. One is early childhood education. Every child needs the opportunity to get involved in early childhood education. Nothing closed gaps in any type of disparity in education and poverty faster than early childhood education. Another challenge is for school-age kids is summer learning loss, especially reading skills loss. Summer learning loss becomes a second area where the County can have a role with the City in providing programs for structured summer learning. There are current programs, but they are only available for one out of every 15 kids. So building that to scale is a really big challenge. We can't just do it by throwing money at it, because he doesn't think the cost is something that citizens will bear. Science Museum, James J. Hill Museum, and Ramsey County Historical Society are having the conversation that their slowest time is during the summer. Why can't they be involved in the summer learning loss efforts around engagement with kids and structuring programs? It's leveraging community partners and making sure the transportation works which is a huge part of this effort.

Jobs are always tricky because the market defines where developers want to build and businesses locate. We've lost middle class jobs, which is a national trend and the Ford Plant is a perfect local example of that happening in real time. Lots of jobs that built the community have gone away. Saint Paul has a lot of high-end jobs and a lot of service sector jobs. When talking about job growth corridors, he believes light industrial jobs are a very important aspect to growth. The community thinks light industrial often times means smoke stacks, but it really isn't. It may be hard to build density and good urban design with light industrial jobs, but we have to take that challenge on. If we look at average wages, Ramsey County has the second highest average wage in the region because we have a lot of high-end jobs. But success will be a growth in jobs with benefits in the \$14-\$20/hr. range. And we need more of these jobs in the community so people don't have to commute 1 1/2 hours to get to work.

Commissioner Wang asked how community partners approach the County. She is thinking about the smaller organizations along the avenue with two to four staff people. They have a small budget and they are trying to address these needs but in a very localized manner. Is there a way for them to work with you?

Mr. O'Connor said they are the hardest group for them to reach out too. It's not hard to go out and talk to bigger community partners because they know who to call. So they have been trying to leverage collaborative type events, events with chambers that pull together lots of different people and organizations, and similar events. Mr. O'Connor said more of those small conversations would be helpful and asked Commissioner Wang to help connect with them.

Chair Wencil asked about collaboration with the Met. Council, because many of these issues are issues the Met. Council is looking at as well.

Mr. O'Connor said they did not start with a conversation with the Met. Council because the East Metro needs to figure out its own prosperity vision in a more cohesive way first. So they have focused first on communicating with cities in the county to identify areas of agreement and concerns. They plan to do a presentation to the full Met. Council in the next couple of months. The timing is perfect because the Thrive MSP 2040 vision integrates very well with this because of its equity emphasis. If equity is a value there must be a recognition of disproportionate investments that have sometime occurred in the past 40-50 years. This must be considered as future investment decisions are made. They are encouraging the Met Council to think of two investment categories for regional investment going forward. One is continuing to build on already strong areas in the region, which include some strong areas in Saint Paul. The other category is catalytic regional investments where strategic investments can really help an area take off. The east side of Saint Paul is a wonderful example of one of those areas. It feels like it's ready to take off but for a few investments to make it happen. The east side of Saint Paul doesn't do well in metrics compared to Eden Prairie right now, but some strategic investments could make a difference. So there will be a push for the Met. Council to operationalize funding choices that match their equity principals.

Commissioner Ward asked how to keep the focus on these efforts, especially if there are future downturns in the economy and budgets become very constrained. These efforts will require some significant investments.

Mr. O'Connor said that you can't make it the flavor of the month; you cannot do it with set aside special programing funds because those are the first things to go when budgets are cut. In the same way that equity isn't about having equity conversations on the side of an organization and hoping it filters in when it's convenient. It's about how do you tie equity conversations into your regular hiring practices so these values are internalized. He gave an example of a recent hiring panel he heard about that was a racially diverse panel. That is a good thing, because people hear different things and bring different experiences to the table. However what this person found was that during the hiring practice certain candidates only talked to certain people in the room. And certain candidates fell off the map based on that type of a response so that indicates we can have conversations about equity training all we want but there is a need to operationalize it because we know there are benefits to it, it doesn't cost anything more, doesn't change the process timeline, doesn't change the hiring process but it changes your outcome. The idea is to apply these same principles to many areas within the County.

Commissioner Wang asked if they have shared this information with a lot of the foundations that support work locally.

Mr. O'Connor replied yes, we have spoken to most and what's interesting is that they have faced similar challenges to us. The foundations are interested but they too are trying to figure out where they fit exactly. We have been asking them to help fund community partners to do the evaluation side and help the foundations think about how to do their work differently.

Commissioner Thao said that there is a smaller group of East side funders that have been meeting that would really benefit from having this information presented to them.

Mr. O'Connor suggested that they talk after the meeting about how to do that.

VIII. Comprehensive Planning Committee

Commissioner Reveal announced that the Committee began considering the DNR's draft rules for the Mississippi River Critical Area and the City's possible comments on those rules. The Committee will be looking at them in more detail and at a draft of the City's response at their next meeting on July 22, 2014.

IX. Neighborhood Planning Committee

Chair Wencil announced that the Neighborhood Planning Committee meeting on Wednesday, July 16, 2014 has been cancelled.

X. Transportation Committee

Donna Drummond, Planning Director, reported that at the last meeting there was support for the Car 2 Go agreement with the City. Car 2 Go is committing to pay a certain amount to the City to replace lost revenue from meters that the Car 2 Go cars are parked at, so it is another option for people to try to have a car free life style. It is different than Hour Car, as Hour Cars are rented for longer trips, and Car 2 Go cars go from point to point and you get charged by the minute. Also Car 2 Go cars can be left anywhere on the street within the city limits.

Commissioner Noecker added that she is fascinated by the idea of not having to dock it somewhere specific. So she asked her employer about it because she rides the light rail to work. If she ever have an out of office meeting she would be without a car. She called Car 2 Go to see if they had business accounts and they do. A business can pay a \$35.00 sign-up fee once and all the employees in that business can get an account for no additional money. Every time you sign into the car you state if it's the business trip and Car 2 Go will charge the business. It is essentially a way for a company to get a whole fleet of company cars for \$35.00.

Commissioner Wang announced the item on the agenda for the next Transportation Committee meeting on Monday, July 14, 2014.

XI. Communications Committee

Commissioner Thao had no report.

XII. Task Force/Liaison Reports

Commissioner Reveal announced that the final draft for the West Side Flats Master Plan has been completed and submitted to WSCO. There will be a staff presentation at the Neighborhood Planning Committee at the end of July. She encouraged the Comprehensive Planning Committee to attend that meeting as well. There are public hearings in the WSCO process including an open house and a few other sessions that the public can attend if interested; it should come to the Planning Commission in the fall.

Commissioner Makarios asked if this will be a joint meeting with the Comprehensive Planning Committee and whether they will get the Neighborhood packet ahead of time?

Commissioner Reveal said yes copies will be made and sent to the whole commission. Also, the DNR discussion on the critical area rules is critical to the West Side Flats conversation, so as they bring that forward she will push to make sure to tie those two things together.

Chair Wencil reported that the Gateway Station Area Planning Task Force has been meeting every two weeks and they are looking at 5 station areas and where to put the stations. There has been a number of community meetings that staff has initiated and they have received a lot of feedback from residents. Their next meeting is on Tuesday, July 15th at the Conway Recreation Center.

Chair Wencil announced that the school district's Facilities Management Master Plan process has a series of 6 meetings that the school district is having with public members about their facilities planning for the next 10 years. The school district has 67 sites and they're talking about how to reuse them, consolidate them, and a lot talk about what the future of education is. Donna Drummond and Chair Wencil have been attending those meetings at the school district's request.

XIII. Old Business

None.

XIV. New Business

None.

XV. Adjournment

Meeting adjourned at 10:14 a.m.

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

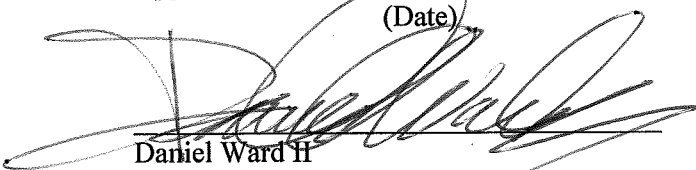
Respectfully submitted,



Donna Drummond
Planning Director

Approved August 8, 2014

(Date)



Daniel Ward II
Secretary of the Planning Commission