

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

September 5, 2014

8:30 - 11:00 a.m.

I. Approval of minutes of August 22, 2014.

MOTION: *Commissioner Thao moved approval of the minutes of August 22, 2014. Commissioner Shively seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Directors Announcements

IV. Zoning Committee

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

Two items to come before the Site Plan Review Committee on Tuesday, September 9, 2014:

- Beacon Bluff Business Center (Lot 1, Block 1), new 58,000 square foot office warehouse building at 1065 Phalen Boulevard.
- Westgate parking lot expansion, add 90 parking spaces to existing parking lot at 1055 Westgate Drive.

OLDS BUSINESS

#14-308-882 More 4 A Buck – Change of nonconforming use permit for auto repair and outdoor auto sales. 1176 Dale Street North between Maryland and Geranium.
(Jake Reilly, 651/266-6618)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to deny the change of legal nonconforming use. The motion carried 16-1 (Edgerton) on a voice vote.*

NEW BUSINESS

#14-319-416 Premier Storage – Nonconforming use permit (reestablishment and change) for an indoor rental storage facility. 543 James Avenue NW intersection at Duke.
(Bill Dermody, 651/266-6617)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the reestablishment and change of legal nonconforming use subject to additional conditions. The motion carried 9-8 (Lindeke, Makarios, McMahon, Noecker, Ochs, Oliver, Wencl, Wickiser) on a voice vote.*

#14-319-307 River road II Investments – Conditional use permit for a 69-unit assisted living/memory care facility, with density, front yard setback, and lot coverage variances. 1903 Norfolk Avenue, Area bounded by Graham, Prior Avenue S., Norfolk and Sue Street.
(Michelle Beaulieu, 651/266-6620)

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

#14-316-218 Cash-N-Pawn – Expansion of a nonconforming use for a pawn shop. 490 University Avenue West, SE corner of University Avenue and Mackubin.
(Hilary Holmes, 651/266-6612)

Commissioner Nelson announced that this case has been laid over to the next Zoning Committee meeting on Thursday, September 11, 2014.

#14-316-432 344 Summit Boutique Hotel – Conditional use permit for reuse of large structure for boutique hotel. 344 Summit Avenue between Western and Virginia.
(Hilary Holmes, 651/266-6612)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 14-3 (Makarios, Nelson, Oliver) on a voice vote.*

V. Neighborhood Planning Committee

Shepard Davern Plan and District 15 Plan Amendment - Release draft for public review and schedule a public hearing for October 17, 2014. (Michelle Beaulieu, 651/266-6620)

MOTION: *Commissioner Oliver moved on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on October 17, 2014. The motion carried unanimously on a voice vote.*

Shepard Davern Zoning Study - Release draft for public review and schedule a public hearing for October 17, 2014. (Merritt Clapp-Smith, 651/266-6547)

MOTION: *Commissioner Oliver moved on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on October 17, 2014. The motion carried unanimously on a voice vote.*

VI. Transportation Committee

Gateway Transit Corridor Locally Preferred Alternative – Recommend draft resolution to the Mayor and City Council. (Bill Dermody, 651/266-6617)

MOTION: *Commissioner Lindeke moved on behalf of the Transportation Committee to approve the draft resolution to the Mayor and City Council. The motion carried unanimously on a voice vote.*

VII. Saint Paul Downtown Alliance - Informational Presentation by Joe Spartz, President, Saint Paul Building Owners & Managers Association.

Donna Drummond, Planning Director, announced that Mr. Spartz had to leave for another commitment so his presentation was deferred to another date in the future.

VIII. Comprehensive Planning Committee

IX. Communications Committee

X. Task Force/Liaison Reports

XI. Old Business

XII. New Business

XIII. 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.