



## Saint Paul Planning Commission

City Hall Conference Center Room 40  
15 Kellogg Boulevard West

Christopher B. Coleman,  
Mayor

### Agenda

November 14, 2014  
8:30 – 11:00 a.m.

Saint Paul  
Planning Commission

#### Chair

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

Pat Connolly  
Anne DeJoy  
Daniel Edgerton  
Gene Gelgelu  
William Lindeke  
Kyle Makarios  
Melanie McMahon  
Gaius Nelson  
Rebecca Noecker  
Christopher Ochs  
Trevor Oliver  
Julie Padilla  
Emily Shively  
Terri Thao  
Wendy Underwood  
Jun-Li Wang  
David Wickiser

Planning Director  
Donna Drummond

- I. Approval of minutes of October 17, 2014**
- II. Chair's Announcements**
- III. Planning Director's Announcements**
- IV. PUBLIC HEARING: Minor Zoning Text Amendments to Driveway Setback Requirements, Land Use Standards, and T District Uses and Standard – Item from the Comprehensive Planning Committee. (*Jamie Radel, 651/266-6614*)**
- V. Zoning Committee**
  - SITE PLAN REVIEW** – List of current applications. (*Tom Beach, 651/266-9086*)
  - OLD BUSINESS**
    - #14-324-859 Forrest Heating – Establishment of nonconforming use as a heating service business. 915 Burns Avenue, NE corner at Clermont. (*Bill Dermody, 651/266-6617*)
  - NEW BUSINESS**
    - #14-337-613 Face to Face Health and Counseling Service – Rezone from RT1 Two Family residential to T2 Traditional Neighborhood. 798 Rose Avenue East between Arcade and Wiede. (*Leila Tripp, 651/266-6708 and Bill Dermody, 651/266-6617*)
    - #14-339-543 Big Steer Meats – Rezone from R4 One-Family Residential to B2 Community Business and White Bear Avenue. Overlay District. 1762 Minnehaha Avenue East between White Bear Avenue and Flandrau. (*Bill Dermody, 651/266-6617*)
    - #14-339-430 Joe Urbanski – Rezone from B2 Community Business to T2 Traditional. 1396 White Bear Avenue North between Sherwood and Cottage East. (*Bill Dermody, 651/266-6617*)
    - #14-339-857 Bring Your Part Auto – Reestablishment of nonconforming use for auto repair. 847 Hudson Road, East at intersection of Plum and Bates. (*Jake Reilly, 651/266-6618*)

#14-339-687 Sunlight Senior Living – Conditional use permit to add 23 assisted living units (for a total of 48), and to add 10 memory care units (for a total of 19). Variances of maximum lot coverage and minimum rear yard setback. 400 Western Avenue North between Fuller and St. Anthony Avenue.  
(*Hilary Holmes, 651/266-6612*)

**VI. Transportation Committee**

Draft of the Saint Paul Bicycle Plan – Presentation by Reuben Collins, Transportation Planner/Engineer, Public Works. (*Reuben Collins, 651/266-6059*)

**VII. Comprehensive Planning Committee**

Parkland Dedication Amendments Study – Release for public review and schedule a public hearing for Jan. 16, 2015. (*Jamie Radel, 651/266-6614*)

**VIII. Neighborhood Planning Committee**

Shepard Davern Area Plan Update and Zoning Study – Approve resolution recommending plan and zoning study to Mayor and City Council. (*Michelle Beaulieu, 651/266-6620 and Merritt Clapp-Smith, 651/266-6547*)

**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](http://www.stpaul.gov/ped), click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.