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

Minutes December 2, 2011

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 2, 2011, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Halverson, Perrus, Porter, Thao, Wang, Wencl; and Messrs. Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson, Ochs, Oliver, Schertler, Spaulding, and Ward.
Commissioners Absent:	Mmes. *Merrigan, *Reveal, and Mr. *Wickiser. *Excused
Also Present:	Donna Drummond, Planning Director; Patricia James, Penelope Simison and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes for November 18, 2011.

Chair Commers announced that the minutes are not available at this time. However they will be ready for approval at the December 16, 2011 meeting.

II. Chair's Announcements

Chair Commers had no announcements.

III. Planning Director's Announcements

Donna Drummond had no announcements.

IV. Zoning Committee

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

One item came before the staff Site Plan Review Committee on Tuesday, November 29, 2011:

- Emily Program, enlarge parking lots at 180 Grotto Avenue South

Two items to come before the staff Site Plan Review Committee on Tuesday, December 13, 2011:

- Pizza Luce, demolition of existing building and build new remote parking lot with 11 spaces at 1170 Selby Avenue.

- Apex Auto Salvage, storage buildings and outside storage areas at 198 Minnehaha Avenue East.

OLD BUSINESS

#11-285-730 Wulff Family Mortuary – Variance of front yard setbacks for parking lot at 1755 Nevada and 1756 Nebraska. 1486 White Bear Avenue North between White Bear Avenue and Flandrau Street. *(Penelope Simison, 651/266-6554)*

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

NEW BUSINESS

#11-296-310 MGM – Rezoning from R4 One-Family Residential to B2 Community Business. 1105-1125 California Avenue West between Lexington and Dunlap.
(Penelope Simison, 651/266-6554)

MOTION: ***Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning subject to additional conditions. The motion carried 15-0 with 2 abstentions (Perrus, Oliver) on a voice vote.***

#11-296-317 Walgreens – Conditional Use Permit for drive-thru sales and service with modification of distance from residential property. 1102-1124 Larpenteur Avenue West, SW corner at Lexington. *(Penelope Simison, 651/266-6554)*

Commissioner Kramer said that the conditional use permit is needed only for the drive-through. The issue is that it needs a modification of the distance of the driveway from residential property, largely because they are taking portions of these lots and the driveway will be closer to some of the remaining residentially zoned property.

MOTION: ***Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 15-0 with 2 abstentions (Perrus, Oliver) on a voice vote.***

#11-297-833 St. Paul Port Authority (Beacon Bluff North) – Rezoning from VP Vehicular Parking to I1 Industrial; from RM2 Medium Density Residential to R4 Single-Family Residential; and from I1 Industrial to R4 Single-Family Residential. 878 Forest Street North of Wells Street between Forest and Duchess. *(Patricia James, 651/266-6639)*

Commissioner Kramer said that the end result of the rezoning is that there is one compact industrial zoned parcel and then the remnants of those parcels are rezoned to residential use matching the adjoining properties.

Commissioner Thao asked if this was typical to see this many actions in one.

Commissioner Kramer said nothing with the 3M parcels has been typical. It's one of the more complex rezonings that staff has dealt with.

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

#11-298-461 Kingdom Pathways – Re-establishment of nonconforming use as community residential facility licensed by the Department of Human Services. 1038 Aurora and 426 Oxford Street North, east side of Oxford between Aurora and Fuller. *(Luis Pereira, 651/266-6591)*

Commissioner Kramer announced that this case has been laid over to the December 8, 2011 Zoning Committee meeting.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, December 8, 2011.

V. Comprehensive Planning Committee

Greater Lowertown Master Plan Summary – Recommendation to release for public review and set public hearing for January 13, 2012. *(Lucy Thompson, 651/266-6578)*

Commissioner Thao reported that the committee had met on Tuesday to continue discussing the industrial zoning study. The Greater Lowertown Master Plan summary that was set to be recommended today has been delayed. The Historic Preservation Commission staff has been working with planning staff and the community task force chair regarding the historic preservation components of the plan and all have requested more time to work on the plan. The plan is to still have a public hearing, but this will be pushed out to a future Comprehensive Planning Committee meeting and then brought back to the Commission.

Commissioner Thao announced the items on the agenda for the next Comprehensive Planning Committee meeting on Tuesday, December 13, 2011.

VI. Neighborhood Planning Committee

Commissioner Wencl had no report, but the Neighborhood Planning Committee meeting on Wednesday, December 7, 2011 has been cancelled.

VII. Transportation Committee

Commissioner Spaulding announced the items on the agenda for the next Transportation Committee meeting on Monday, December 5, 2011.

VIII. Communications Committee

Commissioner Thao announced that they will be meeting some time in January 2012 to discuss the upcoming annual report.

IX. Task Force Reports

Commissioner Schertler said that everyone should know by now that the Ford Plant is closing and there are alternative development proposals out there. Planning and Economic Development is

engaging Ford in their talks about selecting developers. He said that it will be interesting to see how that process moves forward.

Donna Drummond, Planning Director, added that on Thursday Ford had a closing ceremony for employees and former employees to come back and honor and celebrate the history of the work that had been done at that plant. The last day the plant will be open is December 16th. Once the plant is closed there is a process to decommission it, and they will start doing building demolition so that more environmental investigation can occur. Ford wants to have a better idea of what the environmental situation is there before advertising for a master developer, which will happen later in 2012. An environmental review called a (AUAR) Alternative Urban Areawide Review will be done on the five development scenarios that had been developed by the Ford Task Force to analyze the environmental impacts of the various scenarios and that will help inform further thinking about what makes sense at that site.

Commissioner Schertler thinks that an important part of that process is the relationship that redevelopment agencies have with the site. So whether its PED, HRA, or the Port Authority some careful consideration has to be made between the redevelopment entities, the land use regulatory entities, and implementing entities going forward so that everyone is on the same page. It's very complicated to be the development agency and the land use regulator, and some awareness of the conflict of interest possible on that project should be paid attention to.

Ms. Drummond sees that as a big plus in this case, because they are all in one department and it's a chance to do great development at that site. One of the tools to shape development that the city has is the need for public infrastructure to develop the site. The City also has zoning authority, so there are a variety of tools to work with Ford Land and the master developer when that entity is chosen to get a really great development at that site. It will happen over phases. It's a big site and will not all be developed at one time. This is a huge opportunity for the city and the Planning Commission will be a big part of it.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:00 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 12/16/11
(Date)

Anthony Fernandez
Secretary of the Planning Commission

PED\butler\planning commission\minutes\December 2, 2011