



**Saint Paul Planning Commission**  
 City Hall Conference Center Room 40  
 15 Kellogg Boulevard West

**Agenda**

June 5, 2015  
 8:30 – 11:00 a.m.

Christopher B. Coleman,  
 Mayor

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 May 8, 2015**

**II. Chair's Announcements**

**III. Planning Director's Announcements**

**IV. Zoning Committee**

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

**OLD BUSINESS**

#15-027-778 Gowshoua Vang – Reestablishment of nonconforming use as a duplex. 733 Blair Avenue between Grotto and St. Albans. *(Hilary Holmes, 651/266-6612)*

**NEW BUSINESS**

#15-033-859 New Plan Learning – Rezone from VP Vehicular Parking, I1 Light Industrial and I2 General Industrial to T1 Traditional Neighborhood. 169 Jenks Avenue, east of Agate between Lawson and Case. *(Jamie Radel, 651/266-6614)*

**V. Neighborhood Planning Committee**

Ward 3 Residential and Citywide Zoning Code Amendments – Approve resolution recommending zoning code amendments to the Mayor and City Council. *(Mike Richardson, 651/266-6621)*

**VI. Comprehensive Planning Committee**

**VII. Transportation Committee**

**VIII. Communications Committee**

**IX. Task Force/Liaison Reports**

**X. Old Business**

**XI. New Business**

**XII. 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.

**Saint Paul Planning Commission &  
Heritage Preservation Commission**  
MASTER MEETING CALENDAR

**WEEK OF JUNE 1-5, 2015**

**Mon (1)** \_\_\_\_\_

**Tues (2)** \_\_\_\_\_

**3:30- Comprehensive Planning Committee**  
**5:00 p.m. (Merritt Clapp-Smith, 651/266-6547)**

**HAS BEEN CANCELLED**

**5:00- Gateway Station Area Planning Task Force**  
**6:00 p.m. (Bill Dermody, 651/266-6617)**

**Sun Ray Library**  
2105 Wilson Avenue  
Saint Paul, MN 55119

**Weds (3)** \_\_\_\_\_

**Thurs (4)** \_\_\_\_\_

**Fri (5)** \_\_\_\_\_

**8:30- Planning Commission Meeting**  
**11:00 a.m. (Donna Drummond, 651/266-6556)**

**Room 40 City Hall**  
Conference Center  
15 Kellogg Blvd.

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

**OLD BUSINESS**

**#15-027-778 Gowshoua Vang – Reestablishment of nonconforming use as a duplex. 733 Blair Avenue between Grotto and St. Albans. (Hilary Holmes, 651/266-6612)**

**NEW BUSINESS**

**#15-033-859 New Plan Learning – Rezone from VP Vehicular Parking, I1 Light Industrial and I2 General Industrial to T1 Traditional Neighborhood. 169 Jenks Avenue, east of Agate between Lawson and Case. (Jamie Radel, 651/266-6614)**

**Neighborhood Planning  
Committee.....**

**Ward 3 Residential and Citywide Zoning Code Amendments – Approve resolution recommending zoning code amendments to the Mayor and City Council. (Mike Richardson, 651/266-6621)**

**The Planning Commission  
minutes from the public  
hearing on Friday, May 8,  
2015 are not ready for your  
review yet. You will receive  
an email with the minutes  
attached when they are  
ready.**

**Thanks you,  
Sonja Butler**





CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## SITE PLAN REVIEW COMMITTEE

**Tuesday, June 9, 2015**  
**2nd Floor Conference Room**  
**375 Jackson Street, Suite 218**

<u>Time</u>	<u>Project Name and Location</u>
9:00	Stewart Avenue Parking lot New 50-space parking lot being built in conjunction with an extension of Stewart Avenue south of Otto. Parking would be for a proposed park.

### **Applicants should attend this meeting.**

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and email you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

### **Parking**

A few free parking spaces are available in our visitor parking lot off of 6<sup>th</sup> Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4<sup>th</sup> and 5<sup>th</sup> Street.

If you have questions, please contact Tom Beach at 651-266-9086 or [tom.beach@ci.stpaul.mn.us](mailto:tom.beach@ci.stpaul.mn.us).

**FOR THE FULL ZONING COMMITTEE AGENDA SECTION**

**of this packet go to the link below:**

**<http://stpaul.gov/index.aspx?NID=3436>**

**Thank you**

**Sonja Butler**

**Planning Commission Secretary/Office Assistant IV**

**1400 City Hall Annex**

**25 Fourth Street West**

**Saint Paul, MN 55102**

**651-266-6573**



**CITY OF SAINT PAUL**  
Christopher B. Coleman, Mayor

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

DATE: May 29, 2015  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of May 28, 2015, Zoning Committee Hearing

**OLD BUSINESS**

**Recommendation**  
**Staff                      Committee**

**1**                      **Gowshoua Vang ( 15-027-778 )**  
Reestablishment of nonconforming use as a duplex

Approval with a  
condition                      Approval with  
a condition  
( 7 - 0 )

**Address:**                      733 Blair Ave  
between Grotto and St. Albans

**District Comment:**                      District 7 made no recommendation

**Support:**                      0 people spoke, 0 letters

**Opposition:**                      0 people spoke , 0 letters

**Hearing:**                      closed

**Motion:**                      Approval with a condition

**NEW BUSINESS**

**Recommendation**  
**Staff                      Committee**

**2**                      **New Plan Learning ( 15-033-859 )**  
Rezone from VP Vehicular Parking, I1 Light Industrial and I2  
General Industrial to T1 Traditional Neighborhood

Approval                      Laid over  
( 7 - 0 )

**Address:**                      169 Jenks Ave  
east of Agate between Lawson and Case

**District Comment:**                      District 6 recommended approval with  
concerns

**Support:**                      1 person spoke, 0 letters

**Opposition:**                      0 people spoke , 0 letters

**Hearing:**                      closed

**Motion:**                      Lay over to June 11, 2015

city of saint paul  
planning commission resolution  
file number  
date

WHEREAS, Gowshoua Vang, File # 15-027-778, has applied for a reestablishment of nonconforming use as a duplex under the provisions of §62.109(e) of the Saint Paul Legislative Code, on property located at 733 Blair Avenue, Parcel Identification Number (PIN) 35.29.23.11.0073, legally described as St Albans Street Addition to Lot 17; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 28, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The Planning Commission has established guidelines for applications for nonconforming use permits for duplexes. While not themselves requirements, these guidelines lay out additional more objective factors the Planning Commission wishes to consider in determining if the required findings for granting nonconforming use permits listed in §62.109 of the Zoning Code can be made. The Planning Commission's Duplex Conversion Guidelines state that for applications for nonconforming use permits for duplexes in residential districts, staff will recommend denial unless the following guidelines are met:
  - a. *Lot size of at least 5,000 square feet with a lot width or front footage of 40 feet.* This finding is met. Including one-half the alley, the lot size is approximately 5,280 square feet and the lot frontage is 40 feet.
  - b. *Gross living area, after completion of duplex conversion, of at least 1,500 square feet. Neither unit shall be smaller than 500 square feet.* This condition is met. According to measurements provided by the applicant, the two units are 1,000 sq. ft. and 1,100 sq. ft. The combined gross living area is approximately 2,100 square feet.
  - c. *Three off-street parking spaces (non-stacked) are preferred; two spaces are the required minimum.* This condition is met. There is a two car garage in the rear of the property.
  - d. *All remodeling work for the duplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals as part of the variance. (The Planning Commission will approve these changes for the cases they handle.)* This condition is met. Other than exterior finishing all remodeling work will take place inside the structure.

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

- e. *For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a duplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution. This condition is met. The applicant will work with the Department of Safety and Inspections to obtain the necessary code compliance documentation and permits.*
2. Section 62.109(e) states: *When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
  - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose. This finding is met. According to city records the property has been registered in the past as a two unit structure and information provided by the applicant shows that it is currently configured as a duplex. The continued use as a duplex is a reasonable use of this property.*
  - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use. This finding is met. The proposed use as a duplex is equally appropriate to the previous use as a duplex.*
  - (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare. This finding is met. The proposed use as a duplex will not be detrimental to the existing character of development in the immediate neighborhood. Reestablishing the nonconforming use will put a structure back into service that has been vacant for the past three and a half years. The proposed use as a duplex fits in with the surrounding neighborhood and adjacent one and two family structures.*
  - (4) *The proposed use is consistent with the comprehensive plan. This finding is met. The Housing Chapter of the Comprehensive Plan supports an increase in housing choice (strategy H1.1) across the city to support economically diverse neighborhoods. In addition, the District 7 plan states the goal of "Increasing the level of home ownership and rental property for people with a variety of income levels and housing needs (H6, p.4).*
  - (5) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the use. This finding is met. The petition was found sufficient on April 20, 2014: 16 parcels eligible; 11 parcels required; 11 parcels signed.*

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Gowshoua Vang for reestablishment of nonconforming use as a duplex at 733 Blair Avenue is hereby approved subject to the condition that the applicant adhere to all applicable code requirements and receives a certificate of occupancy for a two-unit building.