

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

August 21, 2015

8:30 - 11:00 a.m.

I. Approval of minutes of July 10th and July 24, 2015.

MOTION: *Commissioner Reveal moved approval of the minutes of July 10, 2015. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Reveal moved approval of the minutes of July 24, 2015. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Director's Announcements

IV. PUBLIC HEARING: Campus Boundaries Zoning Study – Item from the Neighborhood Planning Committee. (Josh Williams, 651/266-6659)

MOTION: *Commissioner Shively moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, August 24, 2015 and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.*

V. Zoning Committee

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

Two items came before the Site Plan Review Committee on Tuesday, August 18, 2015:

- Airport BP Convenience/Gas Store – Expand existing car wash for convenience/gas store at 2526 West 7th Street.
- Parkway Little League – New ballfield and parking lot at 1130 3rd Street East.

One item to come before the Site Plan Review Committee on Tuesday, September 1, 2015:

- pioneer Press Building – convert existing office building to 165 apartments. Site work includes converting adjacent parking lot to courtyard with limited parking at 345 Cedar Street.

OLD BUSINESS

#15-134-559 Taco Bell/Border Foods – Conditional use permit for drive-through sales and to increase the maximum number of off-street parking spaces, and variances of minimum floor area ratio (0.5 required, 0.11 proposed), window and door openings of front façade length (50% required, 47% proposed), and interior parking lot landscaping (15% required, 12% proposed). 565 Snelling Avenue North, SW corner at Edmund. (*Jake Reilly, 651/266-6618*)

The application was withdrawn.

MOTION: *Commissioner Padilla moved to request the Department of Safety and Inspections to prepare a report to the Zoning Committee on the status of the applicant's compliance with their existing special condition use permit, record of building permits for the existing drive-through, and current violations of any City zoning ordinances and hold a public hearing before the Zoning Committee two meetings from now. The motion carried 16- 1 (Wickiser) on a voice vote.*

NEW BUSINESS

#15-144-605 Dr. Marie Wang – Change of nonconforming use from a law office to a psychiatry office and apartment. 1450 Frankson Avenue between Pascal and McKinley. (*Josh Williams, 651/266-6659*)

MOTION: *Commissioner Padilla moved the Zoning Committee's recommendation to approve the change of nonconforming use. The motion carried unanimously on a voice vote.*

#15-138-929 Mike and Joelle Olson – Establishment of nonconforming use as a triplex. 897 Goodrich Avenue, between Victoria Street South and Milton Street. (*Jamie Radel, 651/266-6614*)

Commissioner Padilla announced that this case has been laid over to the September 10, 2015 Zoning Committee meeting.

VI. Comprehensive Planning Committee

DNR Mississippi River Critical Area Rules – Approve resolution recommending comments to the Mayor and City Council. (*Josh Williams, 651/266-6659*)

MOTION: *Commissioner Merrigan moved to approve the resolution recommending the comments to the Mayor and City Council. The motion carried unanimously on a voice vote.*

VII. Neighborhood Planning Committee

Gold Line Station Area Plans – Approve resolution recommending adoption of plans and property rezonings to the Mayor and City Council. (*Bill Dermody, 651/266-6617*)

MOTION: *Commissioner Shively moved to approve the resolution recommending that the plans and property rezoning be adopted by the Mayor and City Council. The motion carried 16 with 1 abstention (Edgerton) on a voice vote.*

District 14 Macalester-Groveland Community Plan – Release draft for public review and set a public hearing for October 2, 2015. (*Mike Richardson, 266-6621*)

MOTION: *Commissioner Shively moved to release the draft for public review and set a public hearing on October 2, 2015. The motion carried unanimously on a voice vote.*

VIII. Transportation 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.