

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

September 4, 2015

8:30 - 11:00 a.m.

I. Approval of minutes of August 7, 2015.

MOTION: *Commissioner Thao moved approval of the minutes of August 7, 2015. Commissioner McMahon 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*)

One item to come before the Site Plan Review Committee on Tuesday, September 15, 2015:

- Lonnie Adkins Court – New free-standing, 800 square foot leasing office and clubhouse building for existing apartment complex at 389 St. Anthony Avenue. (*Larry Zangs*)

NEW BUSINESS

#15-138-295 Joan Bassing – Reestablishment of nonconforming use as a triplex. 900 Jenks Avenue between Forest and Mendota. (*Bill Dermody, 651/266-6617*)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to deny the reestablishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.*

#15-143-784 Stone House Tap Room – Historic use variance for a tap house/microbrewery with food service. 445 Smith Avenue North between Goodrich and McBoal. (*Bill Dermody, 651/266-6617*)

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

#15-143-968 Stone House Tap Room – Side and rear setback variances. 445 Smith Avenue North between Goodrich and McBoal. (*Bill Dermody, 651/266-6617*)

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

#15-146-534 Stone Saloon Parking – Variance to allow the corner of a parking space to be set back 4 inches from a public sidewalk. 444 7th Street West SE corner at Douglas. (*Bill Dermody, 651/266-6617*)

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

#15-136-832 IAF 2400 University LLC – Conditional use permit for maximum building height of 75 feet. 2400 University Avenue West/735 Raymond. (*Anton Jerve, 651/266-6567*)

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

#15-145-496 Timothy Niver – Reestablishment of nonconforming use for a restaurant. 786 Randolph Avenue SW corner at View. (*Michelle Beaulieu, 651/266-6620*)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the reestablishment of legal nonconforming use subject to an additional condition. The motion carried unanimously on a voice vote.*

#15-144-494 Integrity Auto Sales – Conditional use permit for outdoor auto sales and minor repair of vehicles for sale. 501 Maryland Avenue West, NW corner at Mackubin. (*Jamie Radel, 651/266-6614*)

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.*

- V. **Saint Paul Downtown Alliance** – Informational presentation by Joe Spartz, President, Saint Paul Building Owners and Managers Association.
- VI. **Comprehensive Planning Committee**
- VII. **Neighborhood Planning Committee**

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.