

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

Minutes June 19, 2015

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 19, 2015, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, McMahon, Noecker, Reveal, Thao, Underwood, Wencl; and Messrs. Edgerton, Lindeke, Makarios, Nelson, and Oliver.

Commissioners Absent: Mmes. *Merrigan, *Padilla, *Shively, *Wang, and Messrs. Connolly, *Gelgelu, *Ochs, *Ward, and Wickiser.

*Excused

Also Present: Allan Torstenson, Acting Planning Director; Bill Dermody, Jake Reilly, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes May 22, 2015.

MOTION: *Commissioner Reveal moved approval of the minutes of May 22, 2015. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Wencl noted the event at the Como Park Conservatory that she and Commissioners Underwood and Makarios had attended.

III. Planning Director's Announcements

The Acting Planning Director, Allan Torstenson, reported on planning and zoning cases at City Council on Wednesday:

- Appeal of Planning Commission approval of a conditional use permit for Hawkins Chemical for elevation of structures in the floodplain at 701 Barge Channel Road - the hearing was laid over for two weeks.
- Appeal by Dayton's Bluff Neighbors of a conditional use permit for a transitional housing facility at 869 E. Fifth Street. The property owner had informed the city attorney's office that their agreement to sell the property to Freedom Works had been cancelled, so the Council denied the conditional use permit.
- The District 11 Hamline Midway Mixed Use Corridors 40-Acre Zoning Study. The public hearing was held, and the matter laid over to June 24th for final adoption.

IV. Zoning Committee

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

Two items to come before the Site Plan Review Committee on Tuesday, June 23, 2015:

- Urban Academy – add modular classroom building at 1668 Montreal Avenue.
- K2 Auto –used car sales lot at 370 West Maryland.

Two items to come before the Site Plan Review Committee on Tuesday, June 30, 2015:

- Staff meeting to discuss ideas to improve site plan review process.
- Park 24 mixed-use development – new 25 unit apartment building with two small commercial spaces at 2301 Como Avenue.

OLD 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)*

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

NEW BUSINESS

#15-037-595 Julin Moua – Reestablishment of a nonconforming use as a duplex. 723 Edmund Avenue between St. Albans and Grotto. *(Jake Reilly, 651/266-6618)*

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

#15-036-555 People Incorporated – Rezone from R4 One Family Residential to RT2 Townhouse Residential. 1784 Lacrosse Avenue, SE corner at White Bear Avenue. *(Bill Dermody, 651/266-6617)*

Commissioner Nelson announced that this case was laid over to the next Zoning Committee meeting on July 2, 2015.

#15-036-227 People Incorporated – Conditional use permit for a licensed human service community residential facility for 16 residents. *(Bill Dermody, 651/266-6617)*

Commissioner Nelson announced that this case was laid over to the next Zoning Committee meeting on July 2, 2015.

V. Neighborhood Planning Committee

Gold Line (Gateway) BRT Station Area Planning – Release draft station area plans, associated amendments to the Comprehensive Plan and other plans, and zoning study for public review and set a public hearing for July 24, 2015. (*Bill Dermody, 651/266-6617*)

Bill Dermody, PED staff, gave a power point presentation which can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Lindeke asked about the residential market and redevelopment timeline, federal funding for transit projects and related bike and pedestrian connections, and bikes on BRT.

Bill Dermody said the market study found a soft but existing market for transit-oriented residential development. There are some vacant sites that he thinks have potential for residential development in the short term, but that much of the plan is aspirational and longer term. He's not sure about the federal funding formula. BRT buses are anticipated to have bike racks on the front, probably two bikes per bus like a local bus.

Commissioner Noecker discussed the proposed street grid for the Sun Ray station area, and communication about how it would be implemented. She asked about the dates of district council meetings on the station area plans, and the possibility of engaging the district councils earlier before the Planning Commission hearing.

Mr. Dermody said the Sun Ray property owner's representative was at the design workshop and they will be here to speak in opposition to the zoning changes at least and maybe the street grid. The only part of the street grid that is anticipated to be built in the short term is the single north south connection, the walking path which is shown as a road presently. The plan explicitly calls for the rest of the street grid to be implemented as development occurs. Mr. Dermody plans on having a one-on-one conversation with the Sun Ray folks and go through all the issues so that they understand what the zoning means.

Mr. Dermody said that the District 1 Community Council doesn't meet until July 27. He has spoken with them about having a meeting earlier, but they don't feel that members of the community will come out for a special meeting and prefer to have it discussed at their regular district council meeting. They will send the plan to an email list once it is complete. Five of their board members have been involved in this plan already.

Commissioner Underwood asked about the walkway connection from the front to the back of the Sun Ray shopping mall.

Mr. Dermody said that there are three ways to get to the back of the shopping mall: you can go around it on Pederson, there is a narrow alley mostly for cars that would require the first suite to be knocked down to make room for a wider walkway, and there is also a covered connection to the current transfer center for buses.

Commissioner Reveal said it would be good to have examples and pictures of mixed-use development with the kind of street grid proposed for Sun Ray. There are a couple of higher-end shopping districts in Seattle that have a street grid.

Mr. Dermody noted an example in Arlington, Virginia that is mostly office/residential, and an example in Glendale, Wisconsin that is more like Sun Ray, a shopping center that was rebuilt

with TOD. He will look for other examples.

Chair Wencil noted a Lyndale and 66th redevelopment area that has become commercial and residential mixed-use with a street grid.

MOTION: Commissioner Oliver moved the on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on July 24, 2015. The motion carried unanimously on a voice vote.

VI. MSP Airport Long-Term Comprehensive Plan Update – Informational Presentation by Neal Ralston, Airport Planner, Metropolitan Airports Commission.

Neal Ralston, Airport Planner, Bridget Rief, Director of Airport Development, and Dana Nelson, Manager of Noise, Environment & Planning, gave a power point presentation which can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Noecker asked if they are involved with the Ramsey County Riverview Corridor Study, and if there are public transit alternatives that might reduce parking need at the airport.

Mr. Ralston said that he and one of his colleagues are attending the Riverview Corridor meetings, and one of their project managers is serving on the Technical Advisory Committee. They will be developing concepts on how it could impact parking demand and transit trips to the airport.

Commissioner Noecker asked about airport noise and pollution impacts.

Dana Nelson explained and their home noise mitigation program and noise contours they run each year based on actual operations.

Commissioner Noecker asked what noise mitigation for a home looks like.

Ms. Nelson said that it depends on the level of mitigation needed. The highest mitigation they offer is a five decibel reduction package. Mitigation can include insulation, new windows and doors, and new air conditioning up to a certain dollar amount.

Commissioner Lindeke asked about parking garage financing and the impact of the Blue Line in reducing parking demand.

Bridget Rief said that revenue from people who park at the airport is the most significant funding source for parking ramps. A customer facility fee the rental car agencies charge their customers will also cover part of the cost of a new ramp they will use. They are also looking at a sale of bonds for this project and the Terminal 2 expansion that was just approved.

Mr. Ralston said the Blue Line hasn't changed parking demand significantly. It is used by employees and some of the traveling public, but not enough for a modal shift of how people are arriving at the airport.

Commissioner Lindeke asked why they would need more gates if the total number of airplanes is back to 1990 levels.

Mr. Ralston replied that the airplane fleet is changing, with smaller aircraft being replaced with larger ones with larger wing spans. They need gates to accommodate more of the larger planes.

Commissioner McMahon asked about the trend in ratio of short term versus long term parking and the meaning of "narrow body gates".

Mr. Ralston said narrow body aircraft have 3 plus 3 seating, such as a 737 and 320, not the smaller regional aircraft that have 2 plus 2 seating. All of the additional parking need and development is long term parking.

Commissioner Nelson asked about expanding the hours of Checkpoint 10, which is close to the parking ramp and LRT.

Mr. Ralston said that they are working on a checkpoint consolidation project, and will have two larger check points on either end of the main terminal complex.

In response to a question from Chair Wencil, Mr. Ralston said they plan to provide parking where passengers want it, which is on campus, and they believe the new 5000 space parking garage is going to be nearly full when they open it. They just added the "quick ride ramp," a parking garage that had served a Northwest Airlines and Delta maintenance facility that was only partially utilized, and opened it up for public parking. It is an off airport parking facility with a shuttle bus from the quick ride ramp to the Terminal 1 main court and provides an additional 1,400 parking spaces.

Commissioner Lindeke asked what city the airport is in.

Ms. Rief said the Minneapolis-Saint Paul International Airport is in Hennepin County but not within any city boundaries.

VII. Comprehensive Planning Committee

Commissioner Thao announced that the last meeting was cancelled and their next meeting is scheduled for Tuesday, July 7, 2015.

VIII. Transportation Committee

Commissioner Lindeke said at their last meeting they discussed the regional solicitation projects that are going forward at Met Council, including the intersection at I-94 and Dale Street and a few bike trails on the east side. They also discussed 8-80 Vitality Fund bike striping. The meeting next week on Monday, June 22nd has been cancelled.

IX. Communications Committee

Commissioner Thao had no announcements.

X. Task Force/Liaison Reports

Commissioner Makarios said the Ford Task Force meeting on Tuesday, June 23rd at Gloria Dei Lutheran Church at 7:00 p.m. will focus on stormwater, waste, art and greening.

Commissioner Thao announced that the Grand Round Community Advisory Committee met last week, and next week there are design workshops at Bandanna Square Best Western. If you're interested in the design part come on Monday and Tuesday, and if interested in what the public input has been come on Thursday. For more information go to: www.stpaulgrandround.org.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

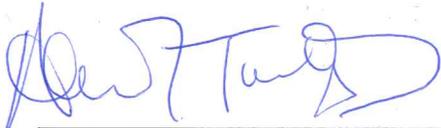
Meeting adjourned at 10:18 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

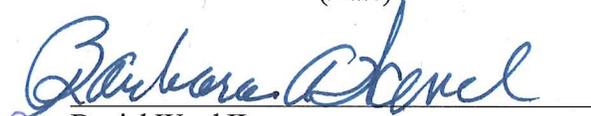
Respectfully submitted,

Approved July 24, 2015

(Date)



for Donna Drummond
Planning Director



for Daniel Ward II
Secretary of the Planning Commission