

MINUTES OF THE ZONING COMMITTEE
Thursday, March 19, 2015 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Edgerton, Merrigan, Nelson, and Padilla
EXCUSED: Makarios, Reveal, Wencl, and Wickiser
STAFF: Bill Dermody, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

Salvation Army ARC - 15-014-014 - Conditional use permit for drive-through donation drop-off, 1905 - 1907 Suburban Ave, NE corner of Burns and Suburban

Bill Dermody presented the staff report with a recommendation of approval with conditions for the conditional use permit. District 1 made no recommendation, and there were no letters in support or opposition.

Upon inquiry from the Commissioners regarding the purchase agreement, Mr. Dermody stated he doesn't know if the purchase agreement been finalized. He did note that the recommended condition states that the final plans must be in substantial compliance with the plan submitted and approved as part of this application. The application itself is specific that it is a drive through for donation drop-off. A new conditional use permit would be needed if they used the drive through for anything other than donation drop-off.

Tom Canfield, Salvation Army Adult Rehabilitation Center, 1923 Parkland Court, Saint Paul, explained that they are under a purchase agreement at this time. They expect to close and take possession of the building near July 1, 2015. At that time, if the application is approved, they would begin building an approximately 24' X 30' donation center at the rear of the building. This chose this location because it's is away from the traffic of regular shoppers who come in the front of the store and it sits along I-94. They plan on merchandising 20,000 square feet of the building and having another 4,000 square feet of processing area in the back. They expect about 200 to 300 customers per day.

Paul Dahl, Architect, WCL Associates, 5112 Chowen Avenue S, Minneapolis, was available for questions.

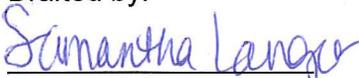
No one spoke in support or opposition. The public hearing was closed.

Commissioner Julie Padilla moved approval with conditions of the conditional use permit. Commissioner Paula Merrigan seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:



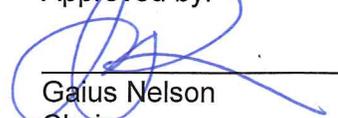
Samantha Langer
Recording Secretary

Submitted by:



Bill Dermody
Zoning Section

Approved by:



Gaius Nelson
Chair

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STAFF: Hilary Holmes, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

Model Cities Properties - 15-012-760 - Conditional use permit for a mixed use structure of 45 ft. in height, and variance to allow using the alley as a maneuvering lane, 839 – 849 University Ave W, between Avon and Victoria

Hilary Holmes presented the revised staff report with a recommendation of approval with conditions for the conditional use permit and variance. She stated District 7 recommended approval with a letter in support, and there were no letters in opposition.

Ms. Holmes noted that there is a revision to the revised staff report. The minimum setback for relocated utility poles in the alley is incorrectly listed in 5(a) and condition one as four feet from the centerline of the alley and it should be listed as 10 feet.

Upon inquiry from the Commissioners, Ms. Holmes stated that the typical width required in a parking lot for two-way traffic is twenty feet for maneuvering. She stated that from the edge of the parking spaces throughout the alley they will have a width of 24 feet.

After discussion, it was confirmed that there is width of 20.5 feet not 24 feet of maneuvering room in the alley.

At questions from the Commissioners regarding snow removal, Ms. Holmes said she assumes that the Department of Safety and Inspections (DSI) and Public Works have been reviewing possible snow removal plans for the alley.

Craig Johnson, Model Cities, 608 Humboldt Avenue, Saint Paul, provided background information on the project. Model Cities is a nonprofit that has existed since 1967. They started out as human services, but over time they have become involved in community based development including health clinics, daycare centers, multifamily housing, and small scale commercial development. What they are proposing at this location is a four story mixed use development. The ground floor will consist of retail spaces, the second floor will have their offices, and the remaining space will include affordable housing for low to moderate income families. They will also be converting a parking lot that is on a parcel next to the building into about 7,000 square feet of green space. They will be eliminating a curb cut on University Avenue that will be converted into a pocket park. A unique feature of this project will be a public art piece. Frogtown and Rondo has a long history of African American railroad workers that were an integral part of the community. They want to highlight the history in the new building, and have been working with the University of Minnesota's African American Studies Department and the Minnesota Historical Society to create a space in the building highlighting the history. They are applying for the maximum height of 45 feet to allow an additional floor of affordable

apartments. The variance for the parking spaces will allow an opportunity for the commercial surface parking space. It is a compact site and they are trying to help further city goals by creating a strong and vibrant commercial corridor that supports transit and creates a diverse mix of uses. It will create a destination point on University Avenue and contribute to the economic development of the area. In terms of parking, for the commercial uses at the rear of the site, they are trying to be consistent with City policies by not having curb cuts on University Avenue. That will maintain the University Avenue frontage for pedestrians and allow the front portion of the site to be dedicated to active uses like small businesses. They are hoping to close on financing in the summer and begin construction on the property. If all goes as planned, the building will be completed in the summer of 2016. Mr. Johnson explained they have been discussing snow removal and one of the options they are considering is that their organization will plow the alley.

Amy Schwabe, Trossen Wright Plutwoski Architects, 4125 Lakeland Avenue N., Minneapolis, said they have had discussions with Xcel Energy regarding moving the power poles. There are two power poles on their site, a third one is located across Victoria and a fourth one is behind an existing building at 833 University. The power poles can only be moved four feet with the side arm at the top, without stressing the two adjacent poles. Moving the poles back further than four feet on their site would require anchors for the other two poles. If anchors were installed Model Cities would need to go to the neighbors to ask for easements to install anchor poles for the two adjacent poles, and potentially one neighbor's garage would need to be demolished.

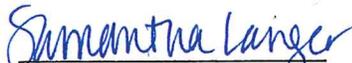
No one spoke in support or opposition. The public hearing was closed.

Commissioner Julie Padilla moved approval with conditions of the conditional use permit and variance; subject to the additional condition that a snow removal plan be reviewed by DSI as part of the final approval process. Commissioner Paula Merrigan seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Hilary Holmes
Zoning Section

Approved by:


Gaius Nelson
Chair

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The meeting was chaired by Commissioner Nelson.

Wilebski's Blues Saloon – 12-216-269- Set a public hearing to consider revocation of a nonconforming use permit due to noncompliance with conditions of the permit at 92 California Avenue West, SE corner at Rice Street

Corinne Tilley, Department of Safety and Inspections (DSI), explained that under Zoning Code Section 61.108, the Zoning Administrator shall notify the Planning Commission when a development covered by a permit is not in compliance with any of the conditions imposed upon the use. Ms. Tilley presented materials for discussion on a Planning Commission approved establishment of legal nonconforming use permit as a commercial parking lot for property located at 92 California Avenue West. On December 28, 2012, the Planning Commission approved a permit with the following conditions: the parking lot shall be paved and striped in order to improve its appearance, and the applicant shall submit a professional site plan to DSI for review. As of today, the first condition of the nonconforming use permit is not being met.

Commissioner Julie Padilla made a motion to recommend that the Planning Commission set a public hearing to be held at the Zoning Committee on April 30, 2015, to consider whether or not to revoke the nonconforming use permit that was issued in 2012 due to noncompliance with the conditions of the permit, or to modify the conditions of the permit. Commissioner Edgerton seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:

Samantha Langer

Samantha Langer
Recording Secretary

Submitted by:

Samantha Langer

For Corinne Tilley
Zoning Section

Approved by:

Gaius Nelson
Chair