

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

April 4, 2014

8:30 - 11:00 a.m.

I. Approval of minutes of March 21, 2014.

Chair Wencl announced that the minutes are not available at this time. However they will be ready for approval at the next Planning Commission meeting.

II. Chairs Announcements

III. Planning Directors Announcements

IV. Zoning Committee

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

Two items to come before the Site Plan Review Committee on Tuesday, April 8, 2014:

- Walgreens, renovate existing bank building for a Walgreens and relocate existing drive thru window at 1578 University Avenue West.
- Metro Transit Downtown Hubs, improve two existing transit hubs/stops and relocate another; Cedar at 5th Street, 5th Street at Minnesota, 6th Street at Cedar.

Three items to come before the Site Plan Review Committee on Tuesday, April 15, 2014:

- Goodwill, new retail store with donation drop-off at 1245 University Avenue West.
- Village on Rivoli Housing, 12 new single-family houses at 700 Rivoli Street.
- CP Rail, expand existing rail yard at 1010 Shop Road.

OLD BUSINESS

#13-247-474 BLD Property Management – Establishment of legal nonconforming use status as an administrative office. 260 Aurora Avenue between Galtier and Marion. (Hilary Holmes, 651/266-6612)

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

NEW BUSINESS

#14-186-369 Port Authority of Saint Paul – Rezone from T2 Traditional Neighborhood to I2 General Industrial. 943–959 7th Street East, NE corner at Forest. (Jake Reilly, 651/266-6618)

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

#14-186-591 New Plan Learning Inc. – Conditional use permit for education facility. 169-176 Jenks Avenue between Lawson and Case. (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 12-1 (Merrigan) on a voice vote.

#14-095-630 West Grand Avenue Apartments – Lot coverage variance for a proposed apartment building: 35% maximum coverage permitted; 53% proposed. 2138 Grand Avenue. (Tom Beach, 651/266-9086)

Commissioner Nelson announced that the applicant has requested a continuance.

#13-243-494 Grand West Apartments – Site plan review for a new 14 unit apartment building. 2138 Grand Avenue. (Tom Beach, 651/266-9086)

Commissioner Nelson announced that the applicant has requested a continuance.

V. Comprehensive Planning Committee

VI. Neighborhood Planning Committee

Vertical Subdivision by Registered Land Survey – Informational Presentation by the City Attorney’s Office.

Vertical Subdivision by Registered Land Survey – Initiate study, release draft for public review and schedule a public hearing for May 16, 2014. (Allan Torstenson, 651/266-6579)

MOTION: Commissioner Shively moved on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on May 16, 2014. The motion carried unanimously on a voice vote.

- 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, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.