



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

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DATE: August 29, 2014  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of August 28, 2014, Zoning Committee Hearing

**1 PRESENTATION: Enforcement of permit conditions**  
Wendy Lane, Zoning Administrator  
Dan Niziolek, DSI Deputy Director and License Manager

**OLD BUSINESS**

<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
Approval with conditions	Denial	( 4 - 2 - 1 ) (Edgerton, Nelson) (Merrigan abstained)

**2. More 4 A Buck ( 14-308-882 )**  
Change of nonconforming use permit for auto repair and outdoor auto sales.

**Address:** 1176 Dale Street N

**District Comment:** District 6 recommended denial

**Support:** 0 people spoke, 0 letters

**Opposition:** 1 person spoke , 1 letter

**Hearing:** closed

**Motion:** Denial

**NEW BUSINESS**

<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
Approval with conditions	Approval with conditions	( 4 - 2 ) (Reveal, Wencil)

**3. Premier Storage ( 14-319-416 )**  
Nonconforming use permit (reestablishment and change) for an indoor rental storage facility

**Address:** 543 James Ave  
NW intersection at Duke

**District Comment:** District 9 recommended denial

**Support:** 1 person spoke, 0 letters

**Opposition:** 1 person spoke , 8 letters

**Hearing:** closed

**Motion:** Approval with conditions

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
4.	<p><b>River Road II Investments ( 14-319-307 )</b> Conditional use permit for a 69-unit assisted living/memory care facility, with density, front yard setback, and lot coverage variances.</p> <p><b>Address:</b> 1925 Norfolk Ave</p> <p><b>District Comment:</b> District 15 recommended approval</p> <p><b>Support:</b> 0 people spoke, 1 letter</p> <p><b>Opposition:</b> 0 people spoke , 0 letters</p> <p><b>Hearing:</b> closed</p> <p><b>Motion:</b> Approval with a condition</p>	Approval with a condition	Approval with a condition ( 6 - 0 )
		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
5.	<p><b>Cash-N-Pawn ( 14-316-218 )</b> Expansion of a nonconforming use pawn shop</p> <p><b>Address:</b> 490 University Ave W SE corner of University Avenue and Mackubin</p> <p><b>District Comment:</b> District 8 recommended denial</p> <p><b>Support:</b> 0 people spoke, 0 letters</p> <p><b>Opposition:</b> 0 people spoke , 1 letter</p> <p><b>Hearing:</b> closed</p> <p><b>Motion:</b> Lay over to September 11, 2014</p>	Approval with conditions	Laid Over ( 6 - 0 )
		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
6.	<p><b>344 Summit Hotel ( 14-316-432 )</b> Conditional use permit for reuse of large structure for boutique hotel</p> <p><b>Address:</b> 344 Summit Ave between Western and Virginia</p> <p><b>District Comment:</b> 8 recommended approval with conditions</p> <p><b>Support:</b> 1 person spoke, 1 letter in support, 1 letter in support with conditions</p> <p><b>Opposition:</b> 3 people spoke , 6 letters</p> <p><b>Hearing:</b> closed</p> <p><b>Motion:</b> Approval with conditions</p>	Denial	Approval with conditions ( 4 - 1 ) (Nelson)