

## **Saint Paul Planning Commission**

### **Notice to Commissioners and the public:**

The chair of the Planning Commission has determined that it is not practical nor prudent for the Planning Commission and its Committees to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of Planning Commission to be present at the regular location, and all members of the Planning Commission will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall Conference Center Room 40 at 15 W. Kellogg Boulevard.

### **Minutes October 16, 2020**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, October 16, 2020, at 8:30 a.m. by telephone or other electronic means.

**Commissioners Present:** Mmes. Anderson, DeJoy, Grill, Hoang, Mouacheupao, Underwood; and Messrs. Baker, Edgerton, Hood, Lindeke, McMurtrey, Perryman, Rangel Morales, Risberg, Syed, and Vang.

**Commissioners Absent:** None.

\*Excused

**Also Present:** Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Menaka Mohan, Tony Johnson, and Sonja Butler, Department of Planning and Economic Development staff.

#### **I. Chair's Announcements**

Chair Rangel Morales had no announcements.

#### **II. Planning Director's Announcements**

Luis Pereira reported that the Steering Committee met they talked about the transition to Microsoft Teams meeting protocol and they revisited a conversation they had in August looking at the size of the Planning Commission and other strategies exploring effective government. Wednesday, City Council approved the Mayor's appointment of Ms. Nieeta Presley to the Planning Commission. Also, there are two virtual public meetings being held by the Twin Cities Electric Vehicle Mobility Network, they have plans to provide public electric vehicle car charging station hubs in the near future. The meetings are to learn more about the car sharing service and charging hub locations, the Saint Paul meeting is October 28<sup>th</sup>, 5:30p.m.-7:00 p.m. It's a virtual meeting and a RSVP is required.

### III. Zoning Committee

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

#### **NEW BUSINESS**

#20-076-198 Keith Schroeder – Rezone from R4 one-family residential to T2 traditional neighborhood. 981 Fuller Avenue, NW corner of Fuller Avenue and Chatsworth Street. (*Tony Johnson, 651/266-6620*)

Commissioner Edgerton gave the report. No testimony was submitted, District 8 recommended approval, staff recommended approval and the Zoning Committee voted 5-0 to approve the rezoning from R4 to T2.

**MOTION:** *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a roll call vote.*

#20-073-203 Ebisso Uka – Conditional use permit for auto repair with modification of a ten-foot landscaped buffer requirement. 1033 Thomas Avenue, NE corner of Thomas Avenue and Oxford Street. (*Tony Johnson, 651/266-6620*)

Commissioner Edgerton said there were five letters in opposition, District 7 did not make a recommendation, staff recommended approval, and the Zoning Committee voted 4-0 to approve the conditional use permit with added conditions.

Commissioner Perryman said thinking of equity, are there any examples of variances like this being approved in other parts of the city, like the Thomas/Lexington area or Highland Park where the demographics are different.

Tony Johnson, PED staff, said he is not sure about other parts of the city, but if they were going to comply with that condition in this case, they would have to remove a piece of the building in order to meet that condition which isn't practical for an existing building where auto-repair is already occurring as a part of the existing business.

Commissioner Edgerton added that in terms of other auto-related uses there has been a number of those in the North End and Como neighborhoods.

Commissioner Perryman said compared to the uproar of the Taco Bell being a non-pedestrian friendly use about a mile down the road, and this being an auto-oriented business in a residential neighborhood, there doesn't seem to be the same kind of concern regarding the impacts on the community for this proposal.

Commissioner Grill stated that the place where she gets her car fixed is in Highland Park is in a residential neighborhood off of Randolph, and if it were built today, they would probably have to get the same variance.

Commissioner Lindeke agrees with Commissioner Perryman and he is going to vote against this.

Commissioner Baker said regarding Commissioner Perryman's comments he is interested in staff's response to the equity concerns that commissioner Perryman raised.

Mr. Johnson said he thinks important to keep in mind is that auto repair is already occurring on the site and what they are proposing a less intensive use overall even if they are keeping the auto repair portion of the business. In terms of equity, this is a minority-owned business that started with one employee and has grown to 140 employees within the last few years. He employs residents from Frogtown and this is a neighborhood with higher unemployment rates than other neighborhoods in the city, so creating more jobs in this neighborhood in my opinion helps promote economic equity. Auto uses are currently allowed in B districts. In the neighborhood plan we are calling for rezoning most of the neighborhood to traditional neighborhood which will limit the growth of these types of businesses in the future.

**MOTION:** *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 13-2 (Perryman, Lindeke) on a roll call vote.*

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, October 22, 2020.

#### **IV. Comprehensive and Neighborhood Planning Committee**

Commissioner Gill announced that the last two meetings were canceled, however they do have three upcoming meetings on Wednesday, October 21, 28<sup>th</sup> and November 4<sup>th</sup>. They are having three meetings to cover the proposed parking study. The parking study should come to the Planning Commission in November 2020.

#### **V. Transportation Committee**

Commissioner Lindeke reported that at their last meeting they discussed a letter they are sending to the Metropolitan Council to lobby for funding for a new ABRT line called the "F Line". They forwarded a proposal to suggest that the Robert -Rice Street Corridor as well as Como-Maryland, Mr. Dermody drafted a letter they sent it onto the Met Council. There's a bonding bill B and D line was approved which one is the Selby-Lake ABRT line running through Saint Paul in a few years. Mr. Lindeke announced the items on the agenda at the next Transportation Committee meeting on Monday, October 19, 2020.

#### **VI. Communications-Nominations Committee**

Commissioner Underwood announced that the Mayor's Office has appointed Nieeta Presley who will be joining us at the Planning Commission meeting. On October 2, 2020 this Committee through Luis Pereira sent recommendations for appointments to Ward 2, 6 and 7. There are five vacancies total, Nieeta Presley will fill one of those. We are waiting to hear back from the Mayor's Office. And the next meeting will be at the end of this month to make progress on the annual report.

#### **VII. Task Force/Liaison Reports**

Commissioner DeJoy announced that the Community Advisory Committee for Hillcrest did not

meet in October yet. However one project element that the technical team has been spending time on is stormwater. Team members held a workshop sponsored by the Ramsey County Metro Watershed District to develop some mutual understandings and project directions for stormwater on the Hillcrest site. Details are still being analyzed. No meetings until November and Commissioner DeJoy will post the notes and the minutes from the September meeting in the chat.

**VIII. Old Business**

None.

**IX. New Business**

None.

**X. Adjournment**

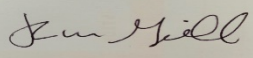
Meeting adjourned at 9:00 a.m.

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

Respectfully submitted,

Approved February 19, 2021  
(Date)

  
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Luis Pereira  
Planning Director



Kristine Grill  
Secretary of the Planning Commission