

MINUTES OF THE ZONING COMMITTEE
Thursday, February 11, 2021 - 3:30 p.m.

PRESENT: Baker, DeJoy, Grill, Hood, Lindeke, Rangel Morales, and Syed
EXCUSED: Edgerton
STAFF: Emma Siegworth, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Baker. He stated that the chair of the Planning Commission had determined that due to the COVID-19 pandemic it is neither practical nor prudent for the Zoning Committee to meet in person, and therefore the meeting was being conducted remotely, with all members of the Zoning Committee attending the meeting remotely. The public is also able to join the meeting remotely and can speak during the public hearing portion or submit comments by noon on the day before the meeting.

981 University CUP - 21-216-956 - Conditional use permit for 42' 9" building height., 981 University Ave W, NW corner at Chatsworth Street

Emma Siegworth presented the staff report with a recommendation of approval with condition for the conditional use permit. She stated District 7 made no recommendation, and there was 1 letter in support, and 0 letters in opposition.

In response to Commissioner Hood, Ms. Siegworth said the development is proposed to have many windows along the east side of the building.

Max Currie, 2550 University Avenue W., Saint Paul, was available for questions.

In response to Commissioner Lindeke, Mr. Currie said they own other properties in the Midway area. He owns 1000 University Avenue that is located across University Avenue from the proposed development. The Johnny Baby's Bar has been a hinderance because a lot of violence would occur there. When it became available, they decided to purchase it so they could put something there that would be asset to the neighborhood and reduce crime at the intersection. As far as reusing part of the building, the building has a basement and good foundation. They decided they could reuse that portion and part of the existing structure and build off that to the west and still have ample parking, while increasing the building's footprint and FAR and reducing the paved surface.

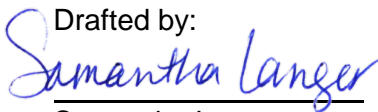
In response to Commissioner Rangel Morales, Mr. Currie said that this is an office project not a residential project. The rents will vary based on parking and buildouts and will be comparable to other rents in the area.

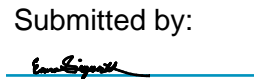
No one spoke in support or opposition. The public hearing was closed.

Commissioner DeJoy moved approval of the conditional use permit for a building height of 44 feet with the conditon that final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application. Commissioner Rangel Morales seconded the motion.

The motion passed by a vote of 7-0-0.

Adopted Yeas - 7 Nays - 0 Abstained - 0

Drafted by:

Samantha Langer
Recording Secretary

Submitted by:

Emma Siegworth
City Planner

Approved by:

Cedrick Baker
Chair

21-216-956 981 University Ave minutes_ES edited

Final Audit Report

2021-03-01

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