

MINUTES OF THE ZONING COMMITTEE
Thursday, February 25, 2021 - 3:30 p.m.

PRESENT: Baker, DeJoy, Grill, Hood, Rangel Morales, Reilly, Syed, and Taghioff
STAFF: Josh Williams, Sonja Butler, 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.

Alter Logistics - 21-236-272 - Conditional use permit to allow internal conveyance pits below the RFPE in a new building to be constructed on fill elevated to the RFPE, 801 Barge Channel Road.

Josh Williams presented the staff report with a recommendation of approval with conditions for the conditional use permit. He said District 3 (West Side Citizens Organization) made no recommendation, and there were no letters in support or opposition.

Jeremy Goldstein, Director of Terminal Operations for Alter Logistics, 1663 Eleanor Avenue, Saint Paul, said this is a great opportunity to make this a beautiful site from the river and from Barge Channel Road.

Bob Craft, 100 King Street W, Saint Paul, spoke in opposition. He said he is a member of the Land Use Committee of the District Council 3 (West Side Citizens Organization). He said they were not able to submit a formal response at this time, but they are under the impression that they can do so later. They have a meeting on the second Tuesday in March and would like to provide feedback at that time. He said he has a question about the viaduct that was proposed by the Port Authority as a part of the South Port Industrial Study that the City did in 2016 and 2017. Is there any possibility that the viaduct is going to be pursued to deal with the truck traffic that gets backed up when the trains go by?

Mr. Goldstein said he can't speak to the viaduct, but he would imagine he is referring to the train traffic that impedes Barge Channel Road. They have been doing all of their best efforts to make sure that is as accessible as it can be, but it is not up to them, it is up to Union Pacific. They have rights over the rail crossing at Concord and Barge Channel Road. Alter Logistics has done everything that they can do to make sure it is mitigated.

Mr. Williams said that in regards to the Port Authority plans he said he believes that they are still pursuing providing a secondary access that would provide relief for the traffic issues. It is an issue of funding because any grade separation would require a lot of funding. Mr. Williams said the potential for allowing the District Council to comment is possible. The 60 day deadline for action is April 4 so there is some time if the Committee wishes to lay over the matter or leave the public hearing open.

In response to Commissioner DeJoy, Mr. Williams said that they were expecting an additional 13 to 16 trucks per day for this operation. He does not have a traffic count as how that compares to the total volumn of traffic on Barge Channel Road. Alter Logistics is only one of a

number of businesses located on that road. The applicant did indicate that longer term they are planning on bringing in a rail spur eventually that could reduce the truck traffic by shifting the mode to rail. He doesn't know the timeline of the construction of the spur. Mr. Williams also noted that the conditional use permit is specifically for the method of flood proofing of the pits that are internal to the building. It is not about the underlying use of the building. The use is allowed and the traffic generated is a result of the use, not the method of flood proofing.

Mr. Craft said that on behalf of the Land Use Committee he would like to request that the Committee lay this item over until the full District Council has an opportunity to give feedback. The City and Port Authority continually dismiss our concerns about increased traffic. He stated that the City's study of the area is old and out of date and needs further review. He also said he would like to know what kind of fertilizer is stored at the location.

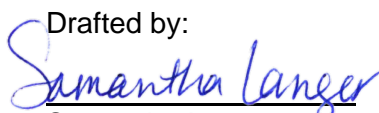
No one spoke in favor of the application. The public hearing was closed.


Peter Warner said that the traffic and viaduct concerns is not relevant to the application that is before the Committee today.

Commissioner Grill moved approval with conditions of the conditional use permit.
Commissioner Rangel Morales seconded the motion.

The motion passed by a vote of 8-0-0.

Adopted Yeas - 8 Nays - 0 Abstained - 0

Drafted by:

Samantha Langer
Recording Secretary

Submitted by:

Joshua Williams (Mar 16, 2021 16:07 CDT)
Josh Williams
City Planner

Approved by:

Cedrick Baker (Mar 18, 2021 11:39 CDT)
Cedrick Baker
Chair









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Final Audit Report

2021-03-18

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