

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

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

**Grand-Cleveland Parking Lot - 21-241-161 - Site plan review for a parking lot condition amendment, 2060 Summit Avenue, NW corner of Grand & Cleveland**

Chair Baker explained that this item was laid over at the March 11, 2021, Zoning Committee meeting. The Committee requested more history and background regarding the regulation of college campuses in Saint Paul and the development of the University of St. Thomas campus.

Josh Williams the amended staff report and a supplemental memorandum with a recommendation of approval with conditions for the modification of a condition of a previous Planning Commission condition of site plan approval by removal of Condition No. 1 of Planning Commission Resolution 05-30, as modified by Planning Commission Resolutions 15-04 and 18-12, and thereby allowing the existing parking lot at the northwest corner of Cleveland and Grand Avenues, including proposed physical changes, to remain through the end of March, 2036. He said that there were no letters in support or opposition.

Commissioner Grill said she appreciates the change and she is in support of the new staff report recommendation.

Commissioner Hood said he appreciates the work staff has done on this application. He thinks the new staff recommendation is a good solution for the next fifteen years.

Commissioner Baker said he agrees with fellow Commissioners. There were overall concerns that we weren't dismissing the highest and best use of this site and we were also trying to consider the need by the community for the current use as parking lot. This will allow those two things to coincide and he appreciates that being documented in the amended recommendation.

The public hearing was closed at the March 11, 2021, Zoning Committee meeting. Mr. Warner said that with the change is the staff report recommendation the Committee could reopen the public hearing to hear from the applicant.

Commissioner Rangel Morales said he disagrees with fellow Commissioners. He stated that the initial site plan allowed for a large extension conditional on having the applicant decide what to do with the site, and that original intention of the Commissioners at that time should be respected.

Commissioner Grill said the difference between the five-year extensions and the proposed fifteen-year extension are markedly different given how much the City has changed in the last fifteen years. She noted that we might be in a different spot in another fifteen years when we are having conversations about a parking lot that might be better utilized. This will also allow the applicant time to use the measures they are proposing to add to the current lot.

Commissioner Taghioff asked if the Committee were to extend the use as a parking lot for fifteen years would the applicant be comfortable, and carryout the proposed modifications.

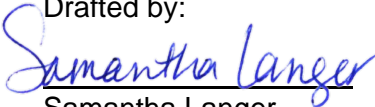
Peter Warner said a formal motion to reopen the public hearing is not necessary for the applicant to answer Commissioner Taghioff's specific question.


Amy McDonough, Chief of Staff for President Julie Sullivan, St. Thomas University, 2115 Summit Avenue, said they are committed to making the changes to make it a more multimodal parking lot with the fifteen year extension, and that they hope to be before the Zoning Committee again within fifteen years with a better use for the space.

Commissioner Hood moved approval with staff recommend conditions of the site plan review for a parking lot condition amendment. Commissioner DeJoy seconded the motion.

The motion passed by a vote of 7-1-0.

Adopted                      Yeas - 7              Nays - 1 (Rangel Morales)      Abstained - 0

Drafted by:  
  
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Recording Secretary

Submitted by:  
  
Josh Williams (Apr 9, 2021 15:26 CDT)  
Josh Williams  
City Planner

Approved by:  
  
Cedrick Baker (Apr 9, 2021 16:21 CDT)  
Cedrick Baker  
Chair









# 21-241-161 Grand Cleveland minutes 3-25-21

Final Audit Report

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