

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: Mike Richardson, 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.

1219 St. Clair Rezoning - 21-242-472 - Rezone from B1 local business to T3 traditional neighborhood, 1219 St Clair Avenue, NE corner at Griggs Street

Mike Richardson presented the staff report with a recommendation of approval for the rezoning. He said District 14 met the previous evening but missed the deadline for submitting written comment. He said there were 0 letters in support and 1 letter in opposition.

Brian Alton, McClay-Alton, 951 Grand Avenue, Saint Paul, said he is representing David Hovda. He said that David has a purchase agreement from Xcel Energy to purchase this property. The intention is to get the property rezoned and then come to the City with a plan for a mixed-use development. They don't have plans yet but, they are looking at possibly having parking underground, one level of commercial and retail use, and housing above.

Alexa Golemo, Executive Director, Macalester-Groveland Community Council, read a letter on behalf of the Housing and Land Use Committee in support of the application (attached).

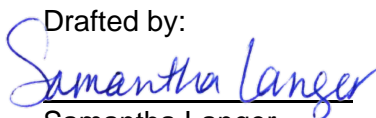
Cathy Plessner, 2038 Summit Avenue, Saint Paul, spoke in support. She said she is glad her district is supporting density, and is thankful for the Comprehensive Plan.

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

Commissioner Grill moved approval of the rezoning. Commissioner Syed 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:

Mike Richardson (Apr 9, 2021 10:10 CDT)
Mike Richardson
City Planner

Approved by:

Cedrick Baker (Apr 9, 2021 10:45 CDT)
Cedrick Baker
Chair



320 South Griggs Street
St. Paul, MN 55105
www.macgrove.org

651-695-4000
mgcc@macgrove.org

March 24, 2021

Zoning Committee of the Saint Paul Planning Commission
City Council Chambers
3rd Floor, City Hall
City of Saint Paul
VIA EMAIL

To Whom It May Concern:

On March 24th, 2021, the Housing and Land Use Committee (“HLU”) of the Macalester Groveland Community Council (“MGCC”) held a public eMeeting via Zoom, at which it considered a rezoning application, from B1 local business to T3 traditional neighborhood, for the property located at 1219 St. Clair Avenue (File #21-242-472). The applicant appeared to speak to the application and to answer questions.

Prior to the meeting, MGCC notified residents of at least 150 of the surrounding properties of the application and the public eMeeting. MGCC received 1 letter in opposition to the application, 1 letter in support of the application, and 3 letters with concerns regarding the application. Furthermore, 35 non-voting community members attended the public meeting; 2 spoke in favor of the application and 2 spoke in opposition to the application.

After speaking with the applicant, considering neighborhood feedback, consulting the Macalester-Groveland Long Range plan, and assessing the merits of the application, the HLU passed the following resolution by a final vote of 19-6, with 0 abstentions.

***** The Housing and Land Use Committee of the Macalester-Groveland Community Council recommends approval of the rezoning application, from B1 to T3, for the property at 1219 St. Clair Avenue (File #21-242-472). *****

If you have questions or concerns, please do not hesitate to contact me.

Alexa Golemo
Executive Director
Macalester-Groveland Community Council

cc (via email): Ward 3, City of Saint Paul
David Hovda, Hovda Properties LLC, Applicant
Brian Alton, McClay-Alton P.L.L.P.








21-242-472 1219 St. Clair rezone minutes_MR

Final Audit Report

2021-04-09

Created:	2021-04-09
By:	samantha langer (samantha.langer@ci.stpaul.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAs5Qxj3D2dKgPfiTqVat9JYVGUNEpbaTF

"21-242-472 1219 St. Clair rezone minutes_MR" History

-  Document created by samantha langer (samantha.langer@ci.stpaul.mn.us)
2021-04-09 - 1:14:28 PM GMT- IP address: 156.99.75.2
-  Document emailed to Mike Richardson (mike.richardson@ci.stpaul.mn.us) for signature
2021-04-09 - 1:15:03 PM GMT
-  Email viewed by Mike Richardson (mike.richardson@ci.stpaul.mn.us)
2021-04-09 - 3:06:11 PM GMT- IP address: 156.99.75.2
-  Document e-signed by Mike Richardson (mike.richardson@ci.stpaul.mn.us)
Signature Date: 2021-04-09 - 3:10:46 PM GMT - Time Source: server- IP address: 156.99.75.2
-  Document emailed to Cedrick Baker (cedrick.baker@spps.org) for signature
2021-04-09 - 3:10:49 PM GMT
-  Email viewed by Cedrick Baker (cedrick.baker@spps.org)
2021-04-09 - 3:45:02 PM GMT- IP address: 206.144.46.31
-  Document e-signed by Cedrick Baker (cedrick.baker@spps.org)
Signature Date: 2021-04-09 - 3:45:21 PM GMT - Time Source: server- IP address: 206.144.46.31
-  Agreement completed.
2021-04-09 - 3:45:21 PM GMT