

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, May 6, 2021 - 3:30 p.m.**

PRESENT: Baker, Grill, Hood, Rangel Morales, Reilly, Syed, and Taghioff  
EXCUSED: DeJoy  
STAFF: Menaka Mohan, 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.

**385 Topping Rezoning - 21-249-513 - Rezone from B1 local business to T2 traditional neighborhood, 385 Topping Street, NW corner at Western Avenue**

Menaka Mohan presented the staff report with a recommendation of approval for the rezoning. She said District 6 submitted a letter recommending approval, and there were 0 letters in support, and 1 letter in opposition.

Angela Hummelgard, Pillai Builders, 1769 Lexington Avenue, Roseville, MN, said that they are considering housing in this area, but they are not set on that option. They want to have more options for building on this piece of property. It has been vacant for a long time and building here would be a nice transition from the industrial part of the neighborhood to the residential area.

In response to Commissioner Baker, Ms. Hummelgard said they do not have any specifics on the plan. They are in the process of planning and decided to start with rezoning the property. The initial idea was to build side by side duplexes, but it is not definite.

Darlene Heiskary, 889 Western Ave N, Saint Paul, spoke in opposition. She is against rezoning to T2 because that would allow a business to be built and it is a residential area. There is a lot of industry to the east, but not directly on Western Avenue. She is concerned that a business could bring in extra traffic and noise.

Ms. Hummelgard responded to the testimony. She said she thinks this area does need housing, which is what they are leaning towards, but she doesn't want to be too specific because all they are looking for right now is a zoning change.

Ms. Mohan said that the current zoning of B1 does allow several different types of businesses.

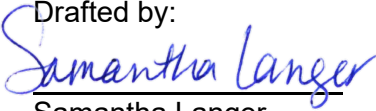
No one spoke in support. The public hearing was closed.

In response to Commissioner Taghioff, Ms. Mohan said that this property is not in a neighborhood node as identified in the Comprehensive Plan, but it is a corner parcel and she imagines that it could be considered.

Commissioner Grill moved approval of the rezoning. Commissioner Syed 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:  
  
\_\_\_\_\_  
Menaka Mohan  
City Planner

Approved by:  
  
\_\_\_\_\_  
Cedrick Baker (May 21, 2021 11:15 CDT)  
Cedrick Baker  
Chair






# 21-249-513 385 Topping minutes -MM

Final Audit Report

2021-05-21

Created:	2021-05-21
By:	samantha langer (samantha.langer@ci.stpaul.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAakquMI-w9Sh87rwwg-gumY7As1ppVhISaU

## "21-249-513 385 Topping minutes -MM" History

-  Document created by samantha langer (samantha.langer@ci.stpaul.mn.us)  
2021-05-21 - 1:30:10 PM GMT- IP address: 156.99.75.2
-  Document emailed to Menaka Mohan (menaka.mohan@ci.stpaul.mn.us) for signature  
2021-05-21 - 1:30:35 PM GMT
-  Email viewed by Menaka Mohan (menaka.mohan@ci.stpaul.mn.us)  
2021-05-21 - 2:47:59 PM GMT- IP address: 156.99.75.2
-  Document e-signed by Menaka Mohan (menaka.mohan@ci.stpaul.mn.us)  
Signature Date: 2021-05-21 - 2:48:57 PM GMT - Time Source: server- IP address: 156.99.75.2
-  Document emailed to Cedrick Baker (cedrick.baker@spps.org) for signature  
2021-05-21 - 2:48:59 PM GMT
-  Email viewed by Cedrick Baker (cedrick.baker@spps.org)  
2021-05-21 - 4:14:53 PM GMT- IP address: 63.238.68.53
-  Document e-signed by Cedrick Baker (cedrick.baker@spps.org)  
Signature Date: 2021-05-21 - 4:15:19 PM GMT - Time Source: server- IP address: 63.238.68.53
-  Agreement completed.  
2021-05-21 - 4:15:19 PM GMT