

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: Bill Dermody, 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.

549 Minnehaha Nonconforming Use - 21-252-047 - Reestablishment of nonconforming use to permit a theatre arts teaching studio, 549 Minnehaha Avenue, NE corner at Jessie Street.

Bill Dermody presented the staff report with a recommendation of approval with a condition for the reestablishment of nonconforming use permit. He said District 5 made no recommendation, and there were no letters in support or opposition.

Mike Lubke, 549 Minnehaha Avenue E, St. Paul, said he purchased this building as his home and his hope is to run classes and teach out of this property. There is a 600 square foot studio space on the main level with a small lobby. The use would be of minimal impact to the surrounding neighborhood.

Commissioner Grill asked why Mr. Lubke applied for a reestablishment of nonconforming use rather than rezoning the property.

Mr. Lubke said he reached out to staff with a variety of options with what he had been researching and the final decision for applying for a reestablishment of nonconforming use was at the suggestion of city staff.

Mr. Dermody said the rezoning application was more expensive and requires signatures from two thirds of the surrounding property owners which is difficult during the Covid pandemic.

In response to Commissioner Baker, Mr. Lubke said his business is a preexisting business and he teaches theatre safety. He teaches actors how to handle what could be potentially dangerous scenarios on stage. He has been teaching out of a martial arts studio in Minneapolis and he would like to move into this new space. He will keep the number of students to below ten. He said the noise levels would be comparable to a subdued house party. It is a contained space acoustically and should not affect neighbors.

In response to Commissioner Taghioff, Mr. Dermody said the number of students listed in the condition is related to parking calculations. If those numbers or smaller numbers are on the site, then the parking required by this use is equal to or smaller than the parking required by the previous use. The parking requirements are likely to change in the near future, but presently it is a convenient approximation for traffic impact from this site.

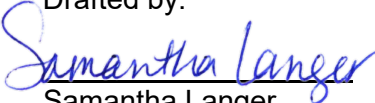
No one spoke in support or opposition. The public hearing was closed.

Commissioner Grill moved approval with a condition of the reestablishment of nonconforming use permit. Commissioner Taghioff 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:



Bill Dermody
City Planner

Approved by:



Cedrick Baker (May 21, 2021 11:16 CDT)

Cedrick Baker
Chair









21-252-047 549 Minnehaha minutes BD

Final Audit Report

2021-05-21

Created:	2021-05-21
By:	samantha langer (samantha.langer@ci.stpaul.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAN7SX0pMCfHdZXrR-tacEb3fPQbZCzfxe

"21-252-047 549 Minnehaha minutes BD" History

-  Document created by samantha langer (samantha.langer@ci.stpaul.mn.us)
2021-05-21 - 1:32:08 PM GMT- IP address: 156.99.75.2
-  Document emailed to Bill Dermody (bill.dermody@ci.stpaul.mn.us) for signature
2021-05-21 - 1:32:33 PM GMT
-  Email viewed by Bill Dermody (bill.dermody@ci.stpaul.mn.us)
2021-05-21 - 1:49:07 PM GMT- IP address: 73.65.13.64
-  Document e-signed by Bill Dermody (bill.dermody@ci.stpaul.mn.us)
Signature Date: 2021-05-21 - 1:50:14 PM GMT - Time Source: server- IP address: 73.65.13.64
-  Document emailed to Cedrick Baker (cedrick.baker@spps.org) for signature
2021-05-21 - 1:50:16 PM GMT
-  Email viewed by Cedrick Baker (cedrick.baker@spps.org)
2021-05-21 - 4:16:13 PM GMT- IP address: 63.238.68.53
-  Document e-signed by Cedrick Baker (cedrick.baker@spps.org)
Signature Date: 2021-05-21 - 4:16:42 PM GMT - Time Source: server- IP address: 63.238.68.53
-  Agreement completed.
2021-05-21 - 4:16:42 PM GMT