

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

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

1648 Bush Nonconforming Duplex Reestablishment - 21-263-294 - Reestablishment of nonconforming use as a duplex with reduced parking at 1648 Bush Avenue, between Kennard Street and Germain Street.

Mike Richardson presented the staff report with a recommendation of approval with a condition for the reestablishment of nonconforming use as a duplex with reduced parking. He said District 2 made no recommendation, there were no letters in support and 1 letter in opposition.

In response to Commissioner Taghioff regarding details of the 2009 case and Planning Commission denial, Mr. Richardson said the decision was based mostly on the off-street parking guideline from the duplex/triplex guidelines that the Planning Commission had recently adopted. Also, there was not a curb cut that provided access to the property, which has been constructed since. It was also unclear in the 2009 application whether reduced parking was one of the nonconforming uses requested to be reestablished. In advance of the 2009 sale to a previous owner, the bank had numerous requirements including an affidavit signed by the purchaser committing to convert it to a single-family use to meet the requirements of the zoning district. Following the Planning Commission denial to continue using it as a duplex, the conversion was never completed, and the property operated as a duplex through the sale to the current owner and applicant.

Shona Jackson was present on behalf of Edward Robinson, the property owner at 1648 Bush Avenue. She addressed the concerns of the neighbor who sent a letter in stating that they thought the home was best suited as a single-home family dwelling. Regarding the parking concerns, she asked that the panel consider that whether this property is a multifamily use dwelling or is converted back into a six-bedroom single family dwelling it would still be a large family that would result in multiple vehicles. She said that none of the neighbor's concerns have ever been mentioned to the owner and they would hate for the neighbors at 1644 Bush to have built up frustration with the previous owner and have it be confused with the new owner who just obtained possession of the house in 2019. Also, she would like the Committee to be informed that there is an up to date Truth in Housing report and there are no hazardous items that are required to be repaired.

Mr. Richardson said that safety items can be addressed by the Department of Safety and Inspections staff to meet the condition of code compliance in the draft recommendation, but the Truth in Housing report dated March 19, 2021 showed six hazardous items.

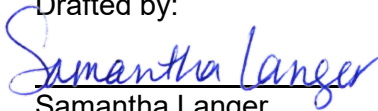
No one spoke in support or opposition. The public hearing was closed.

Commissioner Taghioff moved approval with a condition of the reestablishment of nonconforming use as a duplex with reduced parking. Commissioner Syed seconded the motion.

The motion passed by a vote of 5-0-0.

Adopted Yeas - 5 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:


Michael Richardson (Jul 6, 2021 10:19 CDT)

Mike Richardson
City Planner

Approved by:


Cedrick Baker (Jul 8, 2021 13:52 CDT)

Cedrick Baker
Chair









21-263-294 1648 Bush minutes MR

Final Audit Report

2021-07-08

Created:	2021-07-02
By:	samantha langer (samantha.langer@ci.stpaul.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5H85qoOdA-bEAX_I6Q3sSRhJb7MPR3Ff

"21-263-294 1648 Bush minutes MR" History

-  Document created by samantha langer (samantha.langer@ci.stpaul.mn.us)
2021-07-02 - 5:21:21 PM GMT- IP address: 156.99.75.2
-  Document emailed to Michael Richardson (mike.richardson@ci.stpaul.mn.us) for signature
2021-07-02 - 5:21:58 PM GMT
-  Email viewed by Michael Richardson (mike.richardson@ci.stpaul.mn.us)
2021-07-06 - 3:17:17 PM GMT- IP address: 156.99.75.2
-  Document e-signed by Michael Richardson (mike.richardson@ci.stpaul.mn.us)
Signature Date: 2021-07-06 - 3:19:26 PM GMT - Time Source: server- IP address: 156.99.75.2
-  Document emailed to Cedrick Baker (cedrick.baker@spps.org) for signature
2021-07-06 - 3:19:29 PM GMT
-  Email viewed by Cedrick Baker (cedrick.baker@spps.org)
2021-07-08 - 6:51:37 PM GMT- IP address: 68.46.90.103
-  Document e-signed by Cedrick Baker (cedrick.baker@spps.org)
Signature Date: 2021-07-08 - 6:52:00 PM GMT - Time Source: server- IP address: 68.46.90.103
-  Agreement completed.
2021-07-08 - 6:52:00 PM GMT