

MINUTES OF THE ZONING COMMITTEE
Thursday, December 9, 2021 - 3:30 p.m.

PRESENT: DeJoy, Grill, Hood, Rangel Morales, Reilly, Syed, and Taghioff
STAFF: Michael Wade, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Reilly. 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.

83 Douglas Rezoning - 21-309-362 - Rezone from R4 one-family residential to RT2 townhouse residential, 83 Douglas Street, between Harrison Avenue and Sturgis Street

Michael Wade presented the staff report with a recommendation of approval for the rezoning. He said District 9 made no recommendation, and there were 2 letters in support, and 8 letters in opposition.

In response to Commissioner Syed, Mr. Wade said that the two letters that came in after the deadline were passed on to the Zoning Committee for their information and may not be considered public record.

In response to Commissioner Reilly, Mr. Warner said they can be accepted into public record.

Charles Stephens, 151 Goodrich Avenue, Saint Paul said they are looking to do small affordable residential housing in this area. They found a program administered by the Minnesota Council for Veterans and Yard Homes that has given them the opportunity to do this. They are looking forward to working with people in the neighborhood to make something good that enhances the neighborhood while offering affordable housing to people who need it.

In response to Commissioner Taghioff, Mr. Stephens said there is an opportunity to have off street parking on the lot. They worked with an architect and were able to come up with a parking area for 4 vehicles on the west side of the lot. There would be one parking spot per unit. He confirmed that the sketch of the 4 units to be built on the lot and the parking stalls were on page six of the staff report.

Mr. Wade added that the drawing submitted that is included in the packet does not necessarily represent what they will do going forward, but it does represent a possible layout that can include parking.

Lisa Yost, 479 Iglehart, Saint Paul, spoke in support. She thinks what they are planning to do is a beautiful, unselfish, highly positive thing. She is excited about it and it has the potential to do a lot of good.

Jon Lovald, Chief Operations Officer, Minnesota Assistance Council for Veterans (MACV) said that anyone who would live in one of these homes would have possibly experienced homelessness prior to being here, but to live in one of these homes they would have worked their way through the MACV process. These homes are not designated as transitional homes they are permanent homes with a lease. Their mission is ending Veteran homelessness. One of the largest components of that is connecting Veterans to affordable housing. Mr. Lovald provided some background on MACV's process. He said they only make referrals out of their transitional housing after they have had good tenancy with them. He said it is important for the neighbors to know that the people living in these homes could be living there for years and they are not homeless. They may have been previously been homeless, but that is a chapter behind them as they move into this housing. Mr. Lovald told a success story of a family that worked their

way through the MACV process that began in a shelter, moved to transitional housing, and ultimately moved into their own home.

Nichol Dehmer, CEO and Founder of Yard Homes Minnesota, 475 Old Hwy. 8 NW, New Brighton addressed the questions about parking in the area. She said that their experience working with MACV and the Veterans that are placed in homes typically don't have cars. They feel that a four unit property with one parking spot per unit should be sufficient. They select properties and work with individuals that have access to properties that are on bus lines and close to community services. This location is off a main thoroughfare that has bus access, access to jobs and basic needs. She said these aren't individuals that are coming directly out of homelessness they have been in some sort of transitional housing and now they are at the point where they are ready for independence. Creating a cluster environment of multiple Veterans is another step in the support process for these individuals. Yard Homes wants to create small units and have them be beautiful with open high ceilings and access right to the outdoors. They want to create a place where they can have support service animals. The goals is to have them really become part of the community.

No one spoke in opposition.

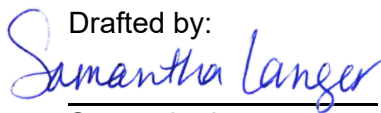
The public hearing was closed.

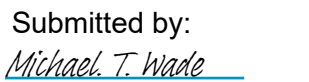
Commissioner DeJoy moved approval of the rezoning. Commissioner Rangel Morales seconded the motion.

Commissioner Taghioff said this is a fantastic project that would provide much needed supportive housing in our City. It puts a long term vacant property to use and its location is very suitable in terms of proximity to jobs and basic needs. He is proud to support this project.

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:

Michael. T. Wade (Jan 3, 2022 09:14 CST)
Michael Wade
City Planner

Approved by:

Jacob Reilly (Jan 5, 2022 09:35 CST)
Jake Reilly
Chair









21-309-362 83 Douglas minutes MW

Final Audit Report

2022-01-05

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