

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF OCTOBER 29-NOVEMBER 2, 2018

Mon (29) _____

Tues (30) _____

Weds (31) _____

**4:30-
6:30 p.m.** **Comprehensive and Neighborhood
Planning Committee**
(Lucy Thompson, 651/266-6578)

13th Floor – CHA
25 Fourth Street West

Ford Zoning and Public Realm Master Plan – review proposed amendments by Ryan Companies and forward to Planning Commission with a recommendation to release for public review and set a public hearing date of December 28, 2018. *(Menaka Mohan, 651/266-6093 and Mike Richardson 651/266-6621)*

Thurs (1) _____

5:00 p.m. Heritage Preservation Commission

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Public Hearing/Designation

Muskego Church Heritage Site, 2375 Como Ave W, recommendation to City Council concerning the amendment of the existing boundaries *(Gause, 266-6714)*

Public Hearing/Permit Review

136 Western Avenue – Historic Hill Heritage Preservation District, by Kevin Haugtvedt of A-Plus Windows, new window installation and repair. *(Boulware, 266-6715) HPC File # 19-002*

369 Laurel Avenue - Historic Hill Heritage Preservation District, by Kevin Haugtvedt of A-Plus Windows, new window installation and repair. *(Boulware, 266-6715) HPC File # 19-003*

New Business

966 Summit Avenue, Historic Hill Heritage Preservation District, provide a recommendation to Planning Director on the proposed subdivision (lotsplit). *(Boulware, 266-6715)*

Old Business

CLG Contract Renewal

Announcements

Irvine Park Listening Session results

Fri (2)

8:30- **Planning Commission Meeting**
11:00 a.m. (*Luis Pereira, 651/266-6556*)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

Zoning..... SITE PLAN REVIEW – List of current applications. (*Tia Anderson, 651/266-9086*)

NEW BUSINESS

#18-109-691 TK Dynamic Home LLC - Rezone from B1 local business to T1 traditional neighborhood 1350 Payne Ave, NE corner at Clear Avenue. (*Bill Dermody, 266-6617*)

OLD BUSINESS

#18-106-569 McDonald's - Conditional use permit (CUP) for a fast food restaurant with accessory drive-thru service, with modification to allow a 3rd service window (2 permitted). CUP to exceed the maximum allowed parking spaces (45 max. allowed, 75 proposed). Variances for floor area ratio (FAR) (0.3 - 2.0 permitted, 0.108 proposed), front yard setback variance (10' max. allowed, 54.5' proposed), and front yard parking (not permitted). 1841 Suburban Avenue between White Bear Avenue and Burns Avenue (*Bill Dermody, 651/266-6617*)

**Comprehensive and
Neighborhood Planning
Committee.....**

2040 Comprehensive Plan – release for official public review and set public hearing for January 11, 2019 (*Lucy Thompson, 651/266-6578*)

Gold Line Station Area Plans – release amendments related to the White Bear Station for official public review and set public hearing for December 14, 2018 (*Bill Dermody, 651/266-6617*)

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes October 19, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, October 19, 2018 at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Reveal, Mouacheupao, Underwood and Messrs. Baker, Edgerton, Fredson, Lindeke, Oliver, Perryman, Rangel Morales, Reich, Risberg, Vang and Wojchik

Commissioners Absent: Mmes. Anderson*, DeJoy*, Khaled*
*Excused

Also Present: Lucy Thompson, Kady Dadlez, Menaka Mohan, Luis Pereira, Mike Richardson from Department of Planning and Economic Development; YaYa Diatta, Department of Safety and Inspection .

I. Approval of minutes of October 5, 2018.

MOTION: *Commissioner Baker moved approval of the minutes of October 5, 2018. Commissioner Underwood seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Reveal mentioned that there has been some community concern about Planning Commissioners testifying at City Council meetings on Planning-Commission-related topics. Commissioners are permitted to speak as individuals (but not as Commissioners), but if they are speaking in opposition on an issue the Planning Commission acted on, they need to identify themselves as a Planning Commissioner and state that they voted against it when it was before the Commission. If a Commissioner wishes to speak on a topic that is pending before the Commission or is likely to be in front of the Commission, he/she can express publicly whatever position he/she has, but will likely be asked to recuse yourself when the Commission votes.

The Chair also mentioned that she will be working with staff on planning for a retreat this fall or early next year. One of the topics will be the 2040 Comprehensive Plan and how it gets incorporated into the Commission's work, especially the Zoning Code. Mr. Pereira will be sending out an email asking for potential topics for the retreat.

III. Planning Director's Announcements

- **Introduction of new Planning Director**

Mr. Ekstrand said potential uses, based on community input, are a grocery store, breweries, cafes and fitness centers.

Commissioner Risberg noted that he really liked all the pedestrian and walking spaces. He asked how the parking will be managed.

Mr. Ekstrand said most of the buildings will be “self-parked” – i.e. have parking below-grade or behind the unit.

Commissioner Lindeke asked about project phasing.

Mr. Ekstrand said they are looking at phasing the first portion around the retail area to build momentum. The next phase will be centered on the central water feature, which will be faced with row homes and multifamily buildings.

Commissioner Rangel Morales asked for the number of single-family units being proposed.

Mr. Ekstrand said they are looking at 35 units.

Chair Reveal questioned whether housing can be built in certain areas of the site due to potential soil contamination.

Mr. Ekstrand said that all 122 acres will be cleaned up to residential standards.

Commissioner Fredson asked if Ryan Cos had an idea about the square footage of the homes.

Mr. Ekstrand responded that, at this time, they don't know. Market conditions will more than likely dictate the size and cost.

Commissioner Edgerton asked what type of sustainability features the project would have.

Mr. Ekstrand said they are working on ways of incorporating green roofs, and possibly solar and electric charging stations.

Chair Reveal asked if they are limiting building heights in order to limit shadowing on adjacent buildings.

Mr. Ekstrand stated that the proposed lower heights are in response to both shadowing and market conditions. Most of the participants at the community meetings were overjoyed about limiting the building heights.

Commissioner Underwood questioned whether the City's density goals are being met.

Chair Reveal said that will to be analyzed by staff. City Planner Mike Richardson said the density they describing does meet the density goals.

Commissioner Edgerton asked the makeup of the people who attended the community meetings.

Mr. Ekstrand responded that most of the 300 folks were residents of the Highland neighborhood.

X. Task Force/Liaison Reports

XI. Old Business

XII. New Business

XII. Adjournment

Meeting adjourned at 9:50 a.m.

Recorded and prepared by
Laura Eckert, Interim Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Lucy Thompson
Interim Planning Director

Approved _____
(Date)

Luis Rangel Morales
Secretary of the Planning Commission



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SITE PLAN REVIEW COMMITTEE MEETING
Tuesday, October 30, 2018

Saint Paul Department of Safety and Inspections
375 Jackson Street, 2nd Floor Conference Room

<u>Time</u>	<u>Project Name and Location</u>
9:00am	Site Plan Review Committee
9:15am	Firebox Deli 1585 Marshall Ave Building addition Aaron Wittkamper, Wittkamper Studio SPR #18-110823
10:15am	Keg and Case Market Parking Lot 570 Webster Street Parking lot Mike St. Martin, Loucks SPR #18-114047

Applicants should attend the Site Plan Review Committee meeting.

At the Site Plan Review meeting, applicants will discuss their project's site plan with Saint Paul's Site Plan Review Committee. The Committee includes City staff from Zoning, Planning, Traffic, Sewers, Water, Public Works, Fire Inspections, Forestry, and Parks.

The purpose of the meeting is to coordinate Site Plan approval across City departments.

- Applicants are encouraged to bring the project's engineer, architect, and/or contractor to handle technical questions.
- Site plan application and documents were routed for City staff review prior to the meeting.
- City staff will provide comments and ask questions based on review of the site plan.
- At the end of the meeting a decision will be made whether the site plan can be approved as submitted or if revisions are required.
- City staff will document site plan comments in a letter to be emailed to the applicant.

Location and Parking:

The meeting room is at 375 Jackson Street on the 2nd floor, skyway level, to your left as you exit the elevator.

A few free parking spaces are available in the DSI visitor parking lot off of 6th Street at Jackson. On-street parking meters are also available. The closest parking ramp is on Jackson one block south between 4th and 5th Street.

Contact Tia Anderson (651-266-9086 tia.anderson@ci.stpaul.mn.us) or Amanda Smith (651-266-6507 amanda.smith@ci.stpaul.mn.us) if you have questions.