



**CITY OF SAINT PAUL**  
Melvin Carter, Mayor

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

DATE: March 1, 2019  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of February 28, 2019 Zoning Committee Hearing

**NEW BUSINESS**

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
<b>1. Hazel Assisted Living ( 19-009-992 )</b>	Conditional use permit to increase adult care home residents from 24 to 28.	Approval with a condition	Approval with a condition ( 6 - 0 )
<b>Address:</b>	1105 Hazel St N north of Magnolia Avenue		
<b>District Comment:</b>	District 2 recommended approval		
<b>Support:</b>	0 people spoke, 1 letter		
<b>Opposition:</b>	0 people spoke, 0 letters		
<b>Hearing:</b>	closed		
<b>Motion:</b>	Approval with a condition		
<b>2. Charles Belcher / Pristine Motors ( 19-010-159 )</b>	Nonconforming use permit to expand outdoor auto sales (14 ``for sale`` cars & 8 customer / employee parking spaces currently; 24 ``for sale`` cars & 5 customer / employee parking spaces proposed); and variances for maneuvering lane width (20' required; 18' proposed), curb cut location, and maximum % of compact parking spaces (50% allowed; 100% of customer/employee spaces proposed).	Denial of variances for curb cut location and maximum % of compact parking spaces, and approval of the nonconforming use permit and variance for maneuvering lane width with conditions	Denial of variances for curb cut location and maximum % of compact parking spaces, and approval of the nonconforming use permit and variance for maneuvering lane width with conditions ( 5 - 0 )
<b>Address:</b>	1265 Arcade St NW corner at Orange Avenue		
<b>District Comment:</b>	District 5 made no recommendation		
<b>Support:</b>	0 people spoke, 0 letters		
<b>Opposition:</b>	0 people spoke, 1 letter		
<b>Hearing:</b>	closed		

**Motion:**

Denial of variances for curb cut location and maximum % of compact parking spaces, and approval of the nonconforming use permit and variance for maneuvering lane width with conditions