



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Steering Committee Meeting – 8:00 a.m., Room 41

Christopher B. Coleman,
Mayor

Agenda

Saint Paul
Planning Commission

April 1, 2016
8:30 – 11:00 a.m.

Chair
Barbara A. Wencil
First Vice Chair
Elizabeth Reveal
Second Vice Chair
Paula Merrigan
Secretary
Daniel Ward II

I. Approval of minutes of February 5th, February 19th, and March 4, 2016.

II. Chair's Announcements

III. Planning Director's Announcements

IV. PUBLIC HEARING: District 1 Community Plan – Item from the Neighborhood Planning Committee. (*Bill Dermody, 651/266-6617*).

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

#16-012-584 72 Cesar Chavez – Conditional use permit for a maximum building height of 45 ft., and variance for new construction on slopes greater than 12% in the river corridor. 72 Cesar Chavez Street. (*Jake Reilly, 651/266-6618*)

#16-016-050 Moises Romo – Reestablishment of nonconforming use as a triplex. 419 Sherburne Avenue between Arundel and Western. (*Tony Johnson, 651/266-6620*)

#16-015-194 Victoria Parks Apartments Phase 3 – Appeal of Planning Administrator approval of changes to the Victoria Park Master Plan to allow a 49 ½ ft. high apartment building on Lot 1, Block 6, at 763 Kay Avenue SW corner at Mercer Way. (*Bill Dermody, 651/266-6617*)

VI. Snelling-Midway Master Plan – Informational presentation on current draft plan by Kady Dadlez, and Josh Williams, PED. (*Kady Dadlez, 651/266-6619, and Josh Williams, 651/266-6659*)

VII. Comprehensive Planning Committee

VIII. Neighborhood Planning Committee

IX. Transportation Committee

Anne DeJoy
Daniel Edgerton
Gene Gelgelu
William Lindeke
Kyle Makarios
Melanie McMahon
Gaius Nelson
Christopher Ochs
Trevor Oliver
Julie Padilla
Emily Shively
Terri Thao
Wendy Underwood
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

X Communications Committee

XI. Task Force/Liaison Reports

XII. Old Business

XIII. New Business

XIV. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on boards and commissions.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

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

WEEK OF MARCH 28-APRIL 1, 2016

Mon (28)

Tues (29)

3:30- Comprehensive Planning Committee
5:00 p.m. (Merritt Clapp-Smith, 651/266-6547)

13th Floor – CHA
25 Fourth Street West

Amendments to Chapter 72 Floodplain Ordinance - Forward proposed amendments to Mayor and City Council for public hearing with a recommendation to adopt. (*Josh Williams, 651-266- 6659, josh.williams@ci.stpaul.mn.us*)

Accessory Dwelling Units – Review public hearing testimony and recommendation to Planning Commission. (*Jamie Radel, 651.266.6614, jamie.radel@ci.stpaul.mn.us*)

Weds (30)

Thurs (31)

Fri (1)

8:00 a.m. Planning Commission Steering Committee
(Donna Drummond, 651/266-6556)

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

8:30- Planning Commission Meeting
11:00 a.m. (Donna Drummond, 651/266-6556)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

PUBLIC HEARING: District 1 Community – Item from the Neighborhood Planning Committee. (*Bill Dermody, 651/266-6617*)

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

NEW BUSINESS

#16-012-584 72 Cesar Chavez – Conditional use permit for a maximum building height of 45 ft., and variance for new construction on slopes greater than 12% in the river corridor. 72 Cesar Chavez Street. (*Jake Reilly, 651/266-6618*)

#16-016-050 Moises Romo – Reestablishment of nonconforming use as a triplex. 419 Sherburne Avenue between Arundel and Western. (*Tony Johnson, 651/266-6620*)

#16-015-194 Victoria Parks Apartments Phase 3 – Appeal of Planning Administrator approval of changes to the Victoria Park Master Plan to allow a 49 ½ ft. high apartment building on Lot 1, Block 6, at 763 Kay Avenue SW corner at Mercer Way. (*Bill Dermody, 651/266-6617*)

Informational Presentation.... Snelling-Midway Master Plan – Informational presentation on current draft plan by Kady Dadlez, and Josh Williams, PED. (*Kady Dadlez, 651/266-6619, and Josh Williams, 651/266-6659*) ,

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

Minutes February 5, 2016

A meeting of the Planning Commission of the City of Saint Paul was held Friday, February 5, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Merrigan, Padilla, Reveal, Shively, Thao, Underwood, Wang; and Messrs. Edgerton, Gelgelu, Lindeke, Makarios, Nelson, Ochs, and Wickiser.

Commissioners Absent: Mmes. *McMahon, *Wencl, and Messrs. *Oliver, and *Ward.
*Excused

Also Present: Donna Drummond, Planning Director; Lucy Thompson, Allan Torstenson, Jamie Radel, Christine Boulware, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes January 8, 2016.

MOTION: *Commissioner Nelson moved approval of the minutes of January 8, 2016. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Commissioner Reveal, the Commission's First Vice-Chair, chaired the meeting. She congratulated Donna Drummond, Jake Reilly and staff for their excellent coverage in the Pioneer Press newspaper yesterday (Market Watch).

III. Planning Director's Announcements

Donna Drummond announced that on Wednesday the City Council passed a resolution requesting a study of companies like Airbnb in the city regarding such things as how their operations affect tax revenue and whether they meet safety requirements. It does not ask for the Planning Commission to study it, but if there are any resulting recommendations for code amendments then that would come to the Planning Commission. It is supposed to be a joint study by PED and DSI, to be finished by June 1st.

IV. PUBLIC HEARING: Central Corridor Accessory Dwelling Units – Item from the Comprehensive Planning Committee. (Jamie Radel, 651/266-6614)

First Vice Chair Reveal announced that the Saint Paul Planning Commission was holding a public hearing on the Central Corridor Accessory Dwelling Unit Zoning Study. Notice of the public hearing was published in the Legal Ledger on January 21, 2016, and was mailed to the citywide Early Notification System list and other interested parties.

Jamie Radel, PED staff, briefly went over the Accessory Dwelling Unit (ADU) draft zoning amendment. It would allow interior, attached, and exterior types of ADUs on lots at least 5000 square feet in area in R1-RM2 and T1-T3 districts within ½ mile of University Avenue. The unit occupancy requirement would restrict the number of people living within both units to the definition of one family under the zoning code, and the owner would have to live on the premises. ADU size would be between 300 and 800 square feet, and if within the principle structure it could not be more than 30% of the floor area of the structure. A walkway from the abutting street to the accessory dwelling unit's entrance would be required. Interior stairway access would be required for upper floor ADUs. Required parking would not increase beyond what is required for a single family house since total occupancy on the lot would be limited to the number of people allowed under the Zoning Code definition of one family. The ADU could not be sold separately from the principle structure.

First Vice Chair Reveal read the rules of procedure for the public hearing.

The following people spoke.

1. Michael Russelle, 1480 Chelmsford Street, Saint Paul, co-chair of the District 12 St. Anthony Park Community Council, spoke on behalf of the Community Council. On January 14th the Community Council voted unanimously to support the draft zoning amendment to allow ADUs along the Green Line because it address three initiatives in their strategic plan: economic equity through affordable housing options, access to transportation, and support of local businesses. Mr. Russelle said that District 12 would submit a letter with their comments.

The District 12 Council also approved the recommendations of a District 12 ADU task force for allowing internal and attached ADUs with certain restrictions throughout District 12, an issue residents of District 12 had been working on for 3 years. There is still a wide diversity of opinion about ADUs in their neighborhood. Some people are opposed to any type of ADU, while others have agreed with the task force recommendations (internal and attached ADUs would be appropriate for the entire neighborhood), and others would like all three types of ADUs (including ADUs in detached accessory buildings). The ADU task force recommendation is an attempt at a middle ground consensus.

Commissioner Nelson said he had attended an ADU design workshop presentation done as part of the study of ADUs in District 12, for which architects and property owners had gotten together to prepare ADU designs for 11 neighborhood properties. Noting that the Planning Commission had just heard about City Council interest in companies like Airbnb, he asked if such use had come up in District 12 discussions on ADUs. He also asked if there had been any discussions about what happens when property ownership changes.

Mr. Russelle said that student rental and what happens ownership changes had come up, but not Airbnb.

Commissioner Lindeke asked if the affordability of ADUs was looked at as part of the design work by architects and neighborhood property owners.

Mr. Russelle said the architects estimated about \$250 per square foot for newly constructed detached ADUs, depending on how energy efficient they are. Because they are small and require all the facilities of a house, the cost per square foot goes up. Internal and attached ADU's are less expensive, especially internal ones.

2. Christina Jenson, 1820 Englewood Avenue, St. Paul, asked if ADU provisions would be expanded beyond the Green Line to other transit corridors in the future, since it is reasonable to add density in other corridors, too. Beyond transit corridors, ADUs can be helpful for housing our aging population and supporting aging in place. We need to think about how we are going to house family members and people in the community in situations that would be more amenable than nursing homes or similar facilities. Expanding the applicability of the proposal to allow ADUs beyond transit corridors should be investigated further to help people take care of family members. Ms. Jenson asked if the proposal would allow for a single father and a child to live in an ADU since occupancy would be limited to one family, and what would happen if one of her children got married, had a baby, and wanted to live in their ADU. She also asked if the building code would be changed for ADUs.

Jamie Radel, PED staff, said the building code is adopted at the State level and is hard to change. We are working with our building officials to understand if there are ways to make the requirement that every building have its own independent water and sewer connection less rigid to allow ADUs to tap into existing utility lines. She also explained the Zoning Code definition of family, how it would allow a single father and child to live in an ADU, and that it includes direct lineal descendants such as her child and grandchild.

3. Keith Hovland, 1476 Chelmsford Street, St. Paul, currently serves on the District 12 Land Use Committee, which received the draft ADU zoning amendments in December while they were reviewing the District 12 ADU task force recommendations. Due to time constraints they did not get a chance to discuss, debate, and understand all the implications of the draft ordinance, and the Land Use Committee did not make a recommendation to the Community Council regarding the draft ordinance. District 12 chose to take a vote, support the draft ordinance, and send a letter of support. The Community Council spent a considerable amount of time at their meeting last night talking about their letter of support, which will be redrafted later today to reflect differences of opinion in the community. He speculated there is probably more opposition than support, and said he feels that there are a lot of questions that need to be addressed before we move forward on amending the Zoning Code to allow ADUs along the Green Line.
4. Linda Foster, 1406 Chelmsford Street, St. Paul, said she is concerned about the ability of the City to enforce code requirements for ADUs. She also has a second generation concern, what happens when ownership changes, and that ADUs could be abused and we could have too many students living together. Most people are not going to hire an architect for an ADU, and there are other options for affordable housing. This is a controversial issue in St. Anthony Park. With many people against ADUs, it is up to the people who want this change to prove that it is overwhelmingly necessary, which they have not done.
5. Fred Foster, 1406 Chelmsford Street, St. Paul, said that District 12 has a serious problem with how it is being represented by its Community Council. Many people in District 12 feel very strongly about this issue, both pro and con. His issue with the ADU proposal is that it does not protect the option of single-family housing as it exists today. There would still be single-

family zoning districts but they would be meaningless. They would be overridden by an ordinance allowing anyone who lives in a single-family home to make it a two-family home. It would not require neighbors to have any input. If the intent is to do away with single-family zoning, why not just eliminate the single-family districts and allow two-family anywhere?

MOTION: *Commissioner Merrigan moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, February 8, 2016, and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Two items to come before the Site Plan Review Committee on Tuesday, February 9, 2016:

- Oakland Cemetery – internal access road at 927 Jackson Street. *(Larry Zangs, 651/266-9082)*
- Omar’s Auto Repair – parking lot improvements at 619 St. Anthony. *(Larry Zangs, 651/266-9082)*

One item to come before the Site Plan Review Committee on Tuesday, February 16, 2016:

- Central High School – site work for storm water and landscaping improvements at 275 Lexington Parkway. *(Larry Zangs, 651/266-9082)*

NEW BUSINESS

16-000-819 Jamestown Homes LLLP – Rezone from RM2 Multiple Family Residential to T2 Traditional Neighborhood. 586 Central Avenue West, area bounded by Dale, Central, Kent, and St. Anthony. *(Tony Johnson, 651/266-6620)*

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

Commissioner Nelson announced the items on the agenda at the next Zoning Committee meeting on Thursday, February 11, 2016.

VI. Transportation Committee

University Avenue Parking Study – Approve resolution recommending adoption to the Mayor and City Council. *(Bill Dermody, 651/266-6618)*

Commissioner Lindeke went over briefly what was discussed at the Transportation Committee meeting about this study. One thing that were discussed was whether to include the stretch from Prior to Aldine in the study. And there were concerns about parking in general. The committee decided to continue with the original proposal, with an addition by the committee to the

resolution. The addition requests that City staff establish a monitoring process for the first year of on-street parking implementation and report the results to the Transportation Committee.

Commissioner Ochs supported the addition to the resolution because we'll need to determine the effect of the soccer stadium activities will impact these particular lane closures on University Avenue. These lane closures for parking after 6 o'clock p.m. might be problematic.

Commissioner Lindeke said that the study was done before the stadium came into play.

First Vice Chair Reveal added that there is a parking study being done with the stadium as well.

Commissioner Underwood said as a member of the Transportation Committee she has had concerns with this recommendation. However, she asked a number of questions and at the end of the day was comfortable voting in favor of it because it's flexible and it can change. It is good to try something new and know that we're not pouring cement or making permanent impacts, and that the community will respond if it is not quite right.

MOTION: Commissioner Lindeke moved on behalf of the Transportation Committee to recommend approval of the resolution and forward to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.

Commissioner Lindeke announced the items on the agenda at the next Transportation Committee meeting on Monday, February 8, 2016.

VII. River Balcony Master Plan – Informational presentation by Lucy Thompson, PED.
(Lucy Thompson, 651/266-6578)

Lucy Thompson, PED staff, gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Lindeke noted that the alignment of the River Balcony has changed since presented to the Transportation Committee and at the September 2015 Open House. Ms. Thompson responded that the new alignment lessens the number of times the Balcony goes over active rail lines, significantly lessening concerns about liability. Ramsey County is supportive of a more direct connection to the elevated boardwalk off the end of the Union Depot waiting room, which is also reflected in the new alignment.

Commissioner Nelson stated that he is happy to see the proposed use of 2nd Street as a bike/pedestrian connection to the riverfront. Ms. Thompson noted that it might be an alternative to going all the way to Union Depot on the River Balcony.

Commissioner DeJoy asked whether there would be opportunities for restaurants, bars, novelty shops, etc. Ms. Thompson pointed out the different locations where that might happen, mostly where private redevelopment will occur along the Balcony (Custom House, Ramsey County West and Ramsey County East).

Commissioner DeJoy asked if other jurisdictions beyond the City (e.g. Federal, State, Army Corps of Engineers) authorities of government have to sign off on this, due to its location along the river and within the Critical Area and MNRRA. Ms. Thompson replied that there are several

entities involved, including DNR, National Park Service, and Federal agencies (DOT, EPA) that might be funding partners.

Commissioner DeJoy wanted to know if flooding will be an issue. Ms. Thompson said that the River Balcony will be raised high above the regional flood protection elevation.

Commissioner Edgerton said that the River Balcony will need places to stop, sit, eat, drink and gather, in addition to its being a pedestrian pathway. Also, the design needs to take into account the use and appearance of the area below the Balcony, the view. He suggested coordinating with District Energy to incorporate snow melt into the walking surface.

Ms. Thompson responded that District Energy is represented on the Project Review Team, and that they have expressed an interest in doing this. She also noted that the view of the Balcony from the West Side Flats has been considered in the scale and materials of the Balcony.

Commissioner Wickiser wanted to know if there are any plans to expand the marina or provide a place for houseboats. He urged staff to think of unique retail or entertainment experiences that will really put the River Balcony “on the map.” Ms. Thompson responded that the Mississippi River is a working river in Saint Paul, with a lot of barge traffic and barge fleeting in the downtown stretch, so there are no plans for new marinas in this area. Houseboats are already moored on the West Side shore.

Commissioner Shively asked how the River Balcony will reach into downtown. Ms. Thompson noted that physical and visual connections back into the downtown core are critical to the success of the River Balcony. Tying the Balcony into public spaces such as Rice and Mears parks, Landmark Center, Landmark Plaza and Central Station will be important to weave it into the downtown fabric and enliven the public realm throughout downtown.

Commissioner Merrigan asked if there are efforts to make this a four-season amenity. Ms. Thompson replied that it most definitely is intended to be active all year long.

VIII. Comprehensive Planning Committee

Commissioner Merrigan announced that they will not be meeting on their scheduled date but will be meeting on Tuesday, February 23, 2016 at 3:30 p.m. and Ms. Thompson will let us know who is leading the PED efforts on the upcoming comp. plan and early update on the status on planning efforts.

IX. Neighborhood Planning Committee

Commissioner Shively announced the items on the agenda for the next Neighborhood Planning Committee meeting on Wednesday, February 10, 2016.

X. Communications Committee

2015 Planning Commission Annual Report

Commissioner Thao announced that the 2015 Planning Commission Annual Report has been completed. It list all of the completed and ongoing projects that commission and staff worked on

throughout 2015 as well as a report on the number of different types of zoning applications that come before the Planning Commission throughout the year. She thanked the Communication Committee members and staff for drafting the report.

Planning Director's report on 2015 achievements and 2016 projects

Donna Drummond, Planning Director, briefly discussed 2015 achievements, which are highlighted in the annual report, and major projects coming up for 2016.

Commissioner Lindeke asked about the Ford Plant environmental clean-up and when to expect the reports.

Ms. Drummond said that the reports are done but it is a matter of what is Ford going to do with them at this point. And we don't know how long they will take to decide that.

XI. Task Force/Liaison Reports

Commissioner Makarios reported that they have had significant discussions about the final environmental reports. The environmental data has been released to the MPCA so it is public but it is largely undecipherable and a couple of thousands of pages long, so the question is when that gets translated into English and what does it mean and what is Ford going to do about it. They're required to clean it to industrial standards but we are hoping they do more than that. We are also expecting that the report will show areas of concern in contamination not widespread contamination. And what we do in different parts of the site to move around any potential hot spots. The real question is when are we going to know that, well we are waiting for that too.

Ford Task Force has met three times in the past six weeks, and he believes they will have another meeting on March 7th to figure out the process. They are starting to make real decisions now. They have reviewed all of the public input from the eight large meetings they had last year and discussed staff's perspective on them with the task force. As soon as they get answers on the environmental questions they will move promptly into doing zoning and the public realm plan. Also on March 7th they will be discussion about Ford TIF plan.

First Vice Chair Reveal said that it would be great to have pieces of this in presentations similar to the River Balcony. It would be nice to be able to use this forum also for learning.

Donna Drummond, Planning Director added that she has asked Merritt Clapp-Smith to give an update on Ford.

Commissioner Padilla announced that the Snelling Midway Community Advisory Committee (CAC) met on Thursday, February 4th and they went through the comments from the January 26th community open house. They also received a report from the Union Park Midway Center Committee. They had started talking about the Midway Center pre-stadium discussion and then stadium discussion got wrapped in that so their report had influence from both sides. And their next meeting is scheduled on Thursday, February 18th.

Ms. Drummond added that when they get the big reveal, she thought that it would make sense to present the conceptual plans to the Planning Commission prior to the formal submittal to the Planning Commission.

Commissioner Ochs asked if they are waiting for drawings on just the stadium property itself or from a master developer on the entire 35 acres.

Commissioner Padilla said we are waiting for the entire thing. We have yet to see anything from anyone at this point and it sounds like we are going to get it as a package deal and there are a lot of conversations happening outside of the CAC, with RK Midway and Minnesota United about how to integrate that. She did hear last night that there will be public space; there will be a grid system.

Commissioner Wang said that there were no drawings that the community was looking at on the 26th so what were they looking at?

Commissioner Padilla said the community was looking at various scenarios and were being asked a series of questions, doing a lot of voting with dots.

Ms. Drummond added that at the open house on January 26th and at the January 7th Community Advisory Committee they did have the design team representatives talking about the things they are looking at and considering and principles they are using to approach the work. And that has been a nice precursor to get a sense of where they are coming from. There principles are in line with what is in the station area plan.

Commissioner Padilla said it is a timing issue at this point for everyone, the plans are going to come out and she is confident that they are going to look great. What she is concerned about from the CAC's perspective is the ability for committee members to feel like their input has been heard and there is enough time to have a conversation about what gets submitted.

XII. Old Business

None.

XIII. New Business

None.

XIV. Adjournment

Meeting adjourned at 10:20 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\February 5, 2016

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

Minutes February 19, 2016

A meeting of the Planning Commission of the City of Saint Paul was held Friday, February 19, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, McMahon, Padilla, Reveal, Shively, Thao, Underwood, Wang; and Messrs. Edgerton, Gelgelu, Makarios, Nelson, Ochs, Oliver, and Wicksiser.

Commissioners Absent: Mmes. *Merrigan, *Wencl, and Messrs. Lindeke, and *Ward.

*Excused

Also Present: Jonathan Sage-Martinson, Department Director; Donna Drummond, Planning Director, Jenny Wolfe, Lucy Thompson, Merritt Clapp-Smith, Jake Reilly, Bill Dermody, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes January 22, 2016.

MOTION: *Commissioner Padilla moved approval of the minutes of January 22, 2016. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Commissioner Reveal, the Commission's First Vice-Chair, chaired the meeting and she had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that at City Council on Wednesday the CVS drive-through on Grand and Fairview was denied by City Council, upholding the Planning Commission's decision. Also, the preliminary assessments for the Grand Round and Capital City Bikeway projects were on the agenda for public hearing. A lot of people testified on Wheelock but both projects were approved. Last night at the Snelling Midway Advisory Committee meeting the concept plan for the Snelling Midway redevelopment was unveiled and there were some exciting stories in the Star Tribune and Pioneer Press newspapers this morning.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Four items to come before the Site Plan Review Committee on Tuesday, March 1, 2016:

- Slumberland Furniture Storm Water Improvement Project (#16-011527) – Replace approximately 54 car parking lot with native restoration area at 1925 Suburban Avenue. (Larry Zangs, 651/266-9082)
- Little Mekong Plaza (#16-011132) – Demo of existing building and development of a privately owned public plaza at 402 University Avenue. (Larry Zangs, 651/266-9082)
- Humboldt High School Tennis Courts (#16-011144) – Tennis court rehabilitation at 640 Humboldt Avenue. (Larry Zangs, 651/266-9082)
- Jardin Day Care Facility (#16-011502) – Demo existing church and construction of a new daycare facility at 860 Hague Avenue. (Larry Zangs, 651/266-9082)

NEW BUSINESS

#16-005-448 Habitat for Humanity – Rezone from B2 Community Businesses to T1 Traditional Neighborhood. 1059 Maryland Avenue East, NW corner at Earl Street. (Jake Reilly, 651/266-6618)

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

#16-005-089 Stone House Tap Room (parking) – Historic use variance in order to remove a condition prohibiting off-street parking so as to allow for the provision of an ADA parking space on the site of a proposed tap house/microbrewery with food service. 445 Smith Avenue North, between McBoal and Goodrich. (Bill Dermody, 651/266-6617)

Commissioner Edgerton saw that Commissioner Nelson voted against the variance and wanted to know what his thoughts were.

Commissioner Nelson said in order to accommodate this parking space the brew house portion of the building was shifted to the south approximately 22 feet. When they first saw this application there was a variance in that area and he felt that the shifting of the building 22 feet closer to the neighboring house may have had some bearing on that original approval, yet that was not brought up as a part of this. He felt that things may have been looked at slightly differently if the entire picture was understood at the time of the original approval.

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to approve the variance subject to additional conditions. The motion carried 13-1 (Nelson) on a voice vote.*

Commissioner Nelson announced the items on the agenda for the next Zoning Committee meeting on Thursday, February 25, 2016.

V. Neighborhood Planning Committee

District 1 Community Plan – Release draft for public review and set public hearing on April 1, 2016. (Bill Dermody, 651/266-6617)

Bill Dermody PED staff, gave a brief power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

MOTION: Commissioner Oliver moved on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on April 1, 2016. The motion carried unanimously on a voice vote

Ford Site Update – Informational presentation by Merritt Clapp-Smith.
(Merritt Clapp-Smith, 651/266-6547)

Merritt Clapp-Smith PED staff, gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Edgerton said relative to remediation do we know to what level they are going to remediate?

Ms. Clapp-Smith said that Ford is indicating it will manage all of the remediation for the site and sell it as fully remediated for the reuses that will occur at the site. Ford will be cleaning up as much of the site up as possible to a residential standard, but if there are areas that are too impacted for risk-free residential reuse, then they will clean those areas up to a level appropriate for office or retail use.

Commissioner Edgerton asked if the level of the anticipated reuses is still to be determined.

Ms. Clapp-Smith replied yes. The City is in conversation with Ford about the City's desired mix of uses for the site and what a recent market study indicated was the site's strongest reuse potential. Ford is talking to developers and real estate people about what they think would work at the site, so all of that will be influencing their motivations and plans for remediation.

First Vice Chair Reveal asked if Ford would have the liability in perpetuity or can they sell the site as is, disclosing what they do and don't know to a buyer who would then assume the liability for any remaining contamination.

Ms. Clapp-Smith said that in accordance with state environmental rules, Ford is the "responsible party" for past contamination at the site and as such will remain liable for anything found there in the future. Under the Minnesota Pollution Control Agency's (MPCA) investigation and clean-up programs, which Ford is enrolled in, if Ford remediates the site per MPCA standards for the planned reuse, it can receive a "Certificate of Completion". The Certificate of Completion indicates to buyers that the site meets a clean-up stamp of approval from MPCA, which in turn indemnifies future buyers from clean-up responsibilities for anything found there in the future; Ford would remain the responsible party.

Commissioner Edgerton asked if we will know prior to the zoning, do we have an idea of where those hard to clean up spots would be? So we could zone accordingly?

Ms. Clapp-Smith replied yes, we're in communication with Ford to ensure that our zoning for future reuses does not conflict with environmental conditions that may limit certain reuses on portions of the site.

Commissioner DeJoy asked if the maps presented here today are available on the city web page.

Ms. Clapp-Smith said not yet, she has to have a conversation with the web site people in order to post documents of this large size, but she intends on doing it. Also, she thinks that there is a little concern from MPCA and Ford that sharing raw data without information on how to interpret it or what it means might be a little risky. She thinks that when the report is revised to make the data a bit easier to navigate, which MPCA has requested, that then the MPCA will create a fact sheet to go with the report that helps explain what the data and report mean.

Commissioner Edgerton said one of the big challenges for the site is limited road access to get to and from there. Are transportation limitations factored into plans for reuse, such as considering an industrial use which could be transportation heavy?

Ms. Clapp-Smith said yes and that such considerations are being evaluated in a traffic study being done for the site currently. In terms of traffic management, the study indicates that having a strong employment base on the site provides a strong market for transit, which brings the vehicular trips down. Likewise, in the Riverview Corridor study, when thinking about the Ford site, there is a better case for the transit if there is more employment at the site. What the city is trying to do at Ford is create a site that has enough mix of activities that people can become less auto dependent.

Commissioner Edgerton said that it seems hard to get there by transit.

Ms. Clapp-Smith said Ford Parkway has a high level of transit service already with the existing bus routes, the soon to open A-Line, and connections to/from the south.

Commissioner Edgerton asked if the market study numbers for square feet of different uses, like office, could be translated in expected numbers of jobs.

Ms. Clapp-Smith said yes, staff have estimated numbers for jobs based on anticipated square feet of different uses. The estimated job numbers are being used in the traffic modeling. For instance you get more jobs per square foot from retail and office and fewer from an industrial use.

Commissioner Nelson said their purpose here is to approve whether the TIF Redevelopment Plan is in conformance with the Comprehensive Plan. However, he wanted to know how the 'if needed' test for TIF funding was going to be determined since the site seems desirable for a lot of developers. Developers are not shy about asking for money from government entities to try and do their projects.

Ms. Clapp-Smith suggested that they transition to the next item, which is the Ford Site Project Area Redevelopment Plan, to answer that question.

Ford Site Project Area Redevelopment Plan – Approve resolution finding the plan consistent with the Saint Paul Comprehensive Plan. *(Merritt Clapp-Smith, 651/266-6547)*

Jenny Wolfe PED staff, said that the motivation to propose a TIF district at this time is due to the 3-year time constraint for establishing a district per State TIF law, as outlined in the staff report. The City has a deadline in March to establish a district or forego it as a potential funding tool for

this site. In the future when a developer is identified, the developer can negotiate with the City to determine if TIF funding is necessary to advance proposed development.

Commissioner Nelson said that it seems that in picking a developer, their desire for needing or not needing TIF could be one of the factors for the city to consider in selecting the developer for the site.

Ms. Clapp-Smith said that Ford will pick the developer. The city can indicate to Ford if it's concerned about somebody who is asking for a lot of money if the city thinks that the private market can handle more of the financing on its own.

Ms. Wolfe added that the city expects that before a developer signs on the dotted line to buy the site, they will do their due diligence which includes negotiating TIF with the city.

Commissioner Padilla said that from a land use attorney perspective TIF is a tool, especially in a circumstance like this where there is raw land requiring a lot of infrastructure. There are going to be expectations by the developer that infrastructure is a shared commitment between the city and the developer. You can say no to TIF, but you'll get much less of what you want for your vision on the site. It's a balancing act and TIF is one of those tools that is not really city money -- yes it is, but it's not really city money and so she thinks that the 'as needed' language is fine and it's great that it is in there because it's going to make the site better.

Commissioner Thao asked if all of the TIF has to go to one particular developer, or is there criteria that the city has for how the TIF is used and by whom.

Ms. Wolfe said that the city would negotiate a development agreement for use of TIF and outline the criteria and things the city controls as part of the deal.

Ms. Clapp-Smith added that there may be infrastructure projects adjacent to the Ford site to be considered for TIF, if those investments are needed to support successful redevelopment of the Ford site.

Commissioner Thao said that the priority for funding assistance should be structured parking, affordable housing, and responding to community needs for the site.

Ms. Clapp-Smith said that any consideration of financing assistance is going to be contingent on a developer being willing to advance the priorities that the city has for the site. And those priorities are very much influenced by what the city has heard from the public over the past 9 years.

Commissioner McMahon said Neighborhood Planning Committee felt that preserving the option to use TIF is important, and that the proposed TIF Redevelopment Plan is in conformance with the Comprehensive Plan.

Commissioner Nelson commented that he does not have real issues with TIF. He was just recalling that when the University of St. Catherine built the Carondelet senior community with TIF assistance, it did not build sidewalks even though the Comprehensive Plan requires sidewalks along streets. The Ford plant is a different situation, but he wants to make sure that the city gets some public good in return for any financing it may put into the Ford site redevelopment.

MOTION: *Commissioner Oliver moved the Neighborhood Planning Committee's recommendation to approve the resolution finding the plan is consistent with the Comprehensive Plan forwarding to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.*

Commissioner Oliver announced that the next Neighborhood Planning Committee meeting scheduled for Wednesday, February 24, 2016 has been canceled.

VI. Comprehensive Planning Committee

Commissioner Thao announced that their last meeting on February 16th was rescheduled to February 23rd. There are two items on the agenda - one is to review the comments from the public hearing on Congregate Living Zoning Study and the other is to receive a Comprehensive Plan update which Lucy Thompson will provide.

VII. Transportation Committee

Commissioner Wang reported that at their last meeting they had several updates on upcoming resurfacing and reconstruction projects. Reconstruction of the Grand Round on Wheelock Parkway will start in 2016 and stretch into 2019. Jackson Street downtown between Shepard and 11th will be part of the Capital City bikeway loop and that starts this spring. There are a lot of regular resurfacing projects and for those that align with the bike plan, they're looking at what bike facilities will go on those. There are about six stretches that are city or city and county projects that are going to be happening in 2016. And the next meeting scheduled for Monday, February 22, 2016 has been canceled.

VIII. Communications Committee

Commissioner Thao has no report.

IX. Task Force/Liaison Reports

Commissioner Padilla announced that last night at the Snelling Midway Community Advisory Committee there was the big reveal of the site plan. Dr. McGuire gave a really good presentation, and it will be up on the web site. There are a couple of articles in the Star Tribune and Pioneer Press on this in the newspaper. Commissioner Padilla showed a picture of the master site plan. She said that RK Midway was not at the meeting last night, so Dr. McGuire presented on behalf of the entire super block. This is the first image that anyone has seen about what the intentions for the super block are. The soccer stadium goes into the existing Rainbow site, so there will be some issues as they get to development about what's going to happen on the site. Dr. McGuire mentioned they are in talks with Rainbow, there are some decisions being made and he is confident that they can move forward with plans similar to this. They did not see further stadium images but are hoping to see those at their next meeting. The Pascal Green in the southeast corner at the bottom is intended to be most likely parking heightened by some kind of screening so it looks more attractive. When the soccer stadium opens there will be almost six acres of public park to the north, and another 1 ½ acres in the southwest corner. The goal is to do storm water management on the site. Most people were encouraged that is a very functional, integrated site. New streets would be established and moving the traffic signal from Spruce Tree back down

to Shields, along with a bike facility. However none of this is final. It is proposed to have almost exclusively retail on the first floor of all of these buildings and retail facing the outside of each side of the buildings, with no dark, blank areas. There will be active store fronts and active vibrancy everywhere you go around the site. There will also be smaller scale shops along the park way. This will be a private park but publically accessible. Dr. McGuire talked about the model of Gold Medal Park and that it is private but it's not rented out. He also talked about the possibility of a skating rink on this park so it is open and usable year round. There is still some concerns about traffic and how to cue people up for the new BRT and LRT, and how to move people in and out of the site access points. We hope this actually happens so that we end up with a vibrant site.

First Vice Chair Reveal asked if there was any underground or surface parking.

Commissioner Padilla replied no underground structured parking at this time. The intention is that each of these is to have parking internally on the site.

First Vice Chair Reveal asked how large the stadium is.

Commissioner Padilla said about twenty thousand at this point.

Commissioner Nelson asked if they showed the existing building footprints over this plan at all.

Commissioner Padilla said they did talk about how this clearly infringes on the existing shopping center. So this will have to be part of whatever the overall negotiation is because the current rendering reflects the soccer stadium in that space. The McDonalds and the bank building would also be affected.

First Vice Chair Reveal said based on her experience with West Side Flats, she urges them to make it clear what existing buildings would be affected.

Commissioner Padilla said they have heard concerns from people and the Midway Chamber to make sure that all of this happens in a positive way. What should be emphasized is to continue to support the existing businesses as long as they are there.

Commissioner DeJoy asked how many existing buildings and businesses have to be acquired and is the intention to retain them in the new space?

Commissioner Padilla cannot speak to the business negotiations of RK Midway however they have communicated and are discussing with all of their tenants and the goal is to have as many relocate on the new site as possible. Those decisions will be business decisions made by the people currently on the site. There will be plenty of retail if this site is realized the way that it's proposed.

Donna Drummond, Planning Director, clarified that RK Midway owns all of the property outside of the 10 acre property owned by the Met Council. RK Midway has leases with all these businesses and they have said that they would like to retain as many as they can and do a phased approach to the redevelopment. The City did establish a jobs working group which is a parallel group to the community advisory committee that's looking at the site plan and master plan. That is assembling resources to help existing businesses and existing employees with transitions if

needed. There is a lot of support for the existing businesses in trying to figure out how to make this work and keep as many in the neighborhood as possible.

Commissioner Wang, referring to the ground floor plan map, asked what the orange colored sections are.

Commissioner Padilla said that this was intended to show the vision for the first floor of all of these buildings. The first floor plan is retail; the orange is intended to be retail. What she is not sure of is how that will work with the parking shown on the flip side, but the intention is to have parking internally. The take away is that the retail will be facing out onto these newly created streets with spaces of all different sizes. They also intentionally did a nice job on addressing some of the pedestrian concerns, so a bikeway and 70-90 foot rights of way along the streets and potentially curb less streets so that people with disabilities or others who have a hard time managing curbs would be able to move through the site in a nice way.

Commissioner Wang said there is some confusion about what is green space and what are parking spaces.

Commissioner Padilla said there may be roof top greenspace with parking underneath although that is not clear. The goal for parking is that it's intended to be captured within the center of these buildings rather than all along the outside. What we'll end up with will depend on how its phased and what it looks like. The committee appreciated containing the parking as much as possible so that it doesn't look like a big parking lot. It is a little confusing but we'll get more clarity as we go along.

Commissioner Edgerton asked what was being planned for connections to areas around the site, particularly to the south of I-94. There is redevelopment in that area on Selby so how are those people going to get over to the Snelling Midway area? Also have you thought about Ayd Mill Road and is there a way to connect it?

Ms. Drummond said that as part of this project environmental review is required and they have started on an AUAR (Alternative Urban Area Wide Review). As part of that there is a transportation and parking study that will be looking at all the ways people are getting to the site and exiting the site, especially during game days. Looking at walking, biking, transit use and vehicle use the intent is to beef up those alternative modes as much as possible and what are things that need to happen to accomplish that. And those pedestrian connections from the south are important. The full presentation that was given last night is on the project web page at: www.stpaul.gov/midway.

Commissioner Thao said that now it is mostly big box retailers. There are not a lot of small businesses and they are going to stay because the markets there and that's where people are at. She has no doubt that they're going to be able to renegotiate some of the leases with the owner. If McDonalds doesn't want to stay there is this empty building two blocks over on Fry that they could potentially relocate to so there is plenty of opportunity for businesses to be relocated. But people are going to stay.

Commissioner DeJoy is concerned about all the money that would be spent to get rid of a building and then trying to recreate that business. But if it's the private sector that's paying for that then that's fine.

Commissioner Ochs said that the stadium will seat approximately 20,000 people and what fraction of that would we realistically expect to be driving.

Commissioner Padilla thinks that is part of what the traffic study is going to look at. The goal is to figure out ways to park people off site and get them there by other means. There are shuttle buses and other ways to transport people from the State Fair grounds to events. The new BRT will go down Snelling and there is a lot of parking along University Ave. The goal is to get as many people coming from transit corridors as possible but that will be part of what the overall traffic portion of what the AUAR looks at.

Commissioner Ochs said by University parking you don't mean on University Avenue with the on and off again traffic lanes but available off-street parking at educational institutions?

Commissioner Padilla replied educational and private, there are a lot of surface parking lots along University Avenue that could either be utilized for pay for game day parking or other things. She doesn't think there is a plan yet, but there will be one soon.

Commissioner Nelson was looking at the site plan and parking isn't really shown for any of the retail and thinks it will be interesting to see how the private market views the need for providing their own parking for retail establishments and housing like this given the lenient parking requirements along the Green Line. It will be an interesting test case to see what the private market thinks is required in terms of parking in order to be able to market their products.

Commissioner Padilla concluded by saying the community advisory committee just has a few more meetings but has expressed some desire to continue to meet as long as they can provide some relevancy to the discussion. People are excited about what they saw last night and want to participate especially because the AUAR is happening concurrently but they won't see the results of that as a committee necessarily. The committee hopes to comment on pieces of it as it goes along. It brings a lot of fabulous voices to the table and as long as they can get those people together and utilize those skills and talents they will continue to do that.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 10:01 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission

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

Minutes March 4, 2016

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 4, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. McMahon, Merrigan, Padilla, Reveal, Underwood, Wang; and Messrs. Gelgelu, Lindeke, Makarios, Nelson, Ochs, Ward, and Wickiser.

Commissioners Absent: Mmes. DeJoy, *Shively, *Thao, *Wencl, and Messrs. *Edgerton, and Oliver.
*Excused

Also Present: Allan Torstenson, Acting Planning Director; Kevin Nelson, Department of Public Works, Bill Dermody, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes February 5, 2016.

First Vice Chair Reveal announced that the minutes are not available at this time. They will be ready for approval at the next Planning Commission meeting.

II. Chair's Announcements

Commissioner Reveal had no announcements.

III. Planning Director's Announcements

Acting Planning Director Allan Torstenson announced that on Wednesday the City Council approved and authorized execution of agreements related to the soccer stadium development. Also, the Council approved the Jamestown Homes rezoning at 586 Central Avenue West from RM2 Multiple-Family Residential to T2 Traditional Neighborhood.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Three items to come before the Site Plan Review Committee on Tuesday, March 8, 2016:

- Saint Paul Radiology – 1,200 sq. foot addition to existing medical clinic at 250 Thompson. *(Larry Zangs, 651/266-9082)*
- Farm House Fraternity – Tear down old fraternity house and build new one at 1505 Cleveland Avenue North. *(Larry Zangs, 651/266-9082)*

- Hmong Village parking lot – 126 car expansion of the existing parking lot into the Johnson Parkway right-of-way, 1001 Johnson Parkway. (*Larry Zangs, 651/266-9082*)

One item to come before the Site Plan Review Committee on Tuesday, March 15, 2016:

- Community School of Excellence – New construction 120,000 SF school (K-8) at 270 West Larpenteur Avenue (Old Linder’s Nursery Site) (*Larry Zangs, 651/266-9082*)

NEW BUSINESS

#16-009-696 Wilson Ridge Apartments – Rezone from RT1 Two-Family Residential and RM2 Multi-Family Residential to RM3 Multiple-family Residential. 1254-1276 Wilson Avenue between Johnson Parkway and English Street. (*Bill Dermody, 651/266-6617*)

MOTION: Commissioner Nelson moved the Zoning Committee’s recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

Commissioner Nelson announced the item on the agenda at the next Zoning Committee meeting on Thursday, March 10, 2016.

V. Comprehensive Planning Committee

Congregate Living Zoning Study – Approve resolution recommending zoning code amendments to the Mayor and City Council. (*Bill Dermody, 651/266-6617*)

Commissioner Merrigan complimented Bill Dermody for taking a very complicated issue and making it understandable, organizing it well, and responding to the comments from the public hearing, which are addressed in the resolution.

MOTION: Commissioner Merrigan, on behalf of the Comprehensive Planning Committee, moved to approve the resolution recommending that the zoning code amendments be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.

VI. Capital City Bikeway – Informational presentation by Kevin Nelson, Department of Public Works. (*Kevin Nelson, 651/266-6236*)

Kevin Nelson, Department of Public Works staff gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner McMahon asked about the difference between a major and minor bikeway.

Mr. Nelson said a major bikeway is a separated facility. Jackson would have a sidewalk level bikeway separated from cars and pedestrians. Minnesota would have a minor bikeway with an street striped bike lane.

Commissioner Ward asked about the maintenance of permeable asphalt, which can fill in with sediment over time, choking off water filtration.

Mr. Nelson said street maintenance sweeps downtown streets four nights a week in summer months with a vacuum sweeper. They would also maintain the downtown bikeways with existing crews in winter, for which they may need a different piece of equipment.

Commissioner Ward asked about spalling from turning heavy vehicles on permeable asphalt.

Mr. Nelson said they should be able to produce the material to patch in the permeable asphalt in summer. They deigned the path to drain into landscaped areas when all of the water doesn't filter into the permeable pavement.

Commissioner Merrigan asked about bike parking and bike racks.

Mr. Nelson said there will be several bike racks along the corridor, which will be shown in the final plans.

Commissioner Ochs asked about traffic counts on Jackson and connections to Shepard and Warner Roads, and how that will be affected.

Mr. Nelson said the average daily traffic is 6,500 cars per day going onto Fourth Street, and the peak pm through traffic is 1,000 cars per hour. He said that access to Shepard Road will remain as is, and that it should function slightly better than it does today.

Commissioner Lindeke asked about the cost increases, without going into a lot of detail.

Mr. Nelson said it is primarily signals, water mains and sewer upgrades. The Water Department is funding that anything that has to do with water mains.

VII. Neighborhood Planning Committee

Commissioner McMahon reported that their last meeting was canceled and their next meeting is on Wednesday, March 9, 2016 at 3:30p.m.

VIII. Transportation Committee

Commissioner Lindeke reported that their last meeting was canceled and announced the items on the agenda at their next Transportation Committee meeting on Monday, March 7, 2016.

IX. Communications Committee

No report.

X. Task Force/Liaison Reports

Commissioner Makarios announced that the Ford Task Force has a work session scheduled on Monday, March 7th from 6:30-8:30p.m. at the Highland Park Community Center.

Commissioner Padilla reported that the Snelling Midway Community Advisory Committee met last night and viewed more detailed plans and some of the stadium plans released to the public at the press conference. They are going to continue to meet at least until the end of April and

probably one meeting in May so they can inform a report before the Planning Commission sees a master plan at a public hearing in June. It sounds like early plans will be submitted next month and then a public hearing will be scheduled. There may be some site remediation starting in June. The AUAR will not be complete until July, and actual construction cannot begin until that is approved.

Commissioner Ward asked if there was an agreement reached with the shopping center developer as to what buildings will be demolished and the schedule of how that is going to happen.

Commissioner Padilla said that RK Midway, the Midway Center owner, is part of the development planning effort. The way that the stadium is laid out it's likely that the Rainbow Foods and Big Top Liquor buildings would be torn down. The vacant American Bank building site will likely be Phase 1 of the shopping center redevelopment, and leases for a number of shops need to be negotiated. RK Midway intends to develop more new retail space than currently exists on the site. The intention is that everyone on the site will have an opportunity to stay on the site. The goal is that when the stadium opens the public plaza and green space leading to University Avenue will be there.

XI. Old Business

None.

XII. New Business

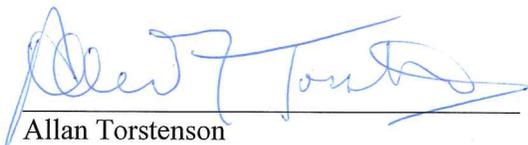
None.

XIII. Adjournment

Meeting adjourned at 9:25 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Allan Torstenson
Acting Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission



CITY OF SAINT PAUL
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REVISED AGENDA SITE PLAN REVIEW COMMITTEE

Tuesday, March 29, 2016
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Johnson High School 1349 Arcade Small addition to existing school building and changes to parking lot
9:30	Tom Reid's 258 W 7 th Street Building addition with patio review
10:15	Schmidt Keg and Case 928 7 th Street West Site work and parking lot for renovation of existing building
11:00	McMurray Field 1200 Wynne Parking lot, street and site improvements

Applicants should attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and email you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

Parking

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

If you have questions, please contact Larry Zangs (651-266-9082 or larry.zangs@ci.stpaul.mn.us)

FOR THE FULL ZONING COMMITTEE **AGENDA** and **SUMMARY**

of this packet go to the link below:

<http://www.stpaul.gov/planningcommission>

Thank you

Sonja Butler

Planning Commission Secretary/Office Assistant IV

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Saint Paul, MN 55102

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