Saint Paul Planning Commission &
Heritage Preservation Commission

MASTER MEETING CALENDAR

WEEK OF AUGUST 7-11, 2017

Mon (7)

Tues (8) **(Joint Meeting)**

4:00-6:00 p.m. **Comprehensive Planning Committee and Neighborhood Planning Committee**
(Merritt Clapp-Smith, 651/266-6547)

13th Floor – CHA
25 Fourth Street West

1. Land Use Chapter Draft – Review and discuss draft Land Use Chapter. *(Anton Jerve, 651/266-6567)*

Weds (9)

Thurs (10)

5:00 p.m. **Heritage Preservation Commission**

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

Public Hearing/Permit Review

235 Mackubin Street-Historic Hill Heritage Preservation District, by Amy Westgaard-owner, for a permit to demolish the historic duplex that was damaged by a fire in March 2017. HPC File #17-020 *(Suhan, 651/266-6643)*

731 East Fifth Street-Dayton's Bluff Heritage Preservation District, by Nathan Corbin-Corbin Exteriors, for a building permit to install vinyl siding over original wood siding on the entire house. Work at the site exceeded the scope of a previously approved Certificate of Approval (17-042595). HPC File #17-021 *(Gause, 651/266-6714)*

208-210 Bates Avenue, Schacht Block-Dayton's Bluff Heritage Preservation District, by Historic Saint Paul, for permits to rehabilitate the building into four residential units. HPC File #17-022 *(Boulware, 651/266-6715)*

Old Business

Rice Park Improvements, by project manager Anne Gardner, Department of Parks and Recreation , to adopt a resolution incorporating recommendations provided at the July 13, 2017 HPC meeting. File #17-RicePark. *(Boulware, 651/266-6715)*

Policy & Procedures

Introduction 'Applications that require HPC review'

Introduction 'Design review applications-insufficient for review'

Staff Announcements

National Register Boundary expansion Saint Paul Minneapolis and Manitoba Railway Company Shops Historic District.

Fri (11)

8:30-11:00 a.m. **Planning Commission Meeting** *(Donna Drummond, 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

#17-058-900 MacQueen Equipment, Inc. – Rezone from IT Transitional Industrial to I1 Light Industrial. 1125 7th Street East, NW corner at Duluth Street. *(Bill Dermody, 651/266-6617)*

#17-060-690 Listening House – Appeal of a zoning administrator similar use determination for Listening House to provide services at First Lutheran Church. 464 Maria Avenue, NE corner at 8th Street. *(Bill Dermody, 651/266-6617)*

Comprehensive Planning Committee ..... Zoning Code Chapter 65 Minor Text Amendments – Approve resolution initiating a zoning study, release draft amendments for public review, and set a public hearing for September 22, 2017. *(Allan Torstenson, 651/266-6579)*

Neighborhood Planning Committee ..... Short Rental Study and Zoning Amendments – Approve resolution recommending zoning code amendments to the Mayor and City Council for adoption. *(Kady Dadlez, 651/266-6619)*

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

Minutes June 30, 2017

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 30, 2017, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Anderson, DeJoy, Lee, Mouacheupao, Thao, Underwood; and Messrs. Baker, Edgerton, Fredson, Lindeke, Makarios, Ochs, Perryman, Rangel Morales, Reich and Vang.
Commissioners Absent:	Ms. *Reveal, and Messrs. *Khaled, and Oliver. *Excused
Also Present:	Donna Drummond, Planning Director; Merritt Clapp-Smith, Mike Richardson, Josh Williams, Tony Johnson, Jamie Radel, Mollie Scozzari, and Sonja Butler, Department of Planning and Economic Development staff.

I. Swearing in new Commissioner Chong Lee.

New Planning Commission member Chong Lee was sworn in by Shari Moore, City Clerk.

II. Approval of minutes June 2, 2017.

MOTION: ***Commissioner Underwood moved approval of the minutes of June 2, 2017. Commissioner Makarios seconded the motion. The motion carried unanimously on a voice vote.***

III. Chair's Announcements

Commissioner Thao, the Commission's First Vice-Chair, chaired the meeting. She announced that a couple of items on the agenda would be moved and the Zoning Committee report would be first before the public hearing.

IV. Planning Director's Announcements

Donna Drummond, Planning Director, announced that at the June 21st City Council meeting the Great River Passage Master Plan was adopted. At that same meeting the City Council denied the LeCesse Development rezoning application for the Snelling and St. Clair project. You may recall that the Planning Commission had denied the site plan and conditional use permit applications, but had recommended the rezoning. The City Council denied the rezoning wanting to wait for the recommendations from the South Snelling Avenue Zoning Study, which is on the agenda for later today. The City Council has also directed the formation of a fair housing work group that will make policy and budget recommendations to the Mayor and the Housing and Redevelopment

Authority with a goal of eliminating housing disparities, lowering barriers to affordable housing and insuring access to economic opportunity in the city. That report is expected by the end of this year.

V. **PUBLIC HEARING**: Ford Site Zoning and Public Realm Plan – Item from the Comprehensive Planning Committee. *(Merritt Clapp-Smith, 651/266-6547)*

First Vice Chair Thao announced that the Saint Paul Planning Commission was holding a public hearing on the Ford Site Zoning and Public Realm Plan. Notice of the public hearing was published in the Legal Ledger on June 15, 2017, and was mailed to the citywide Early Notification System list and other interested parties.

Merritt Clapp-Smith, PED staff, has been working on the Ford project for about a decade. She thanked everyone for being at the public hearing as she is a big believer in citizen engagement. Before the Planning Commissioner for public hearing today is a draft proposal for the Ford Site Zoning and Master Plan. In addition to public hearing comments there are written comments that have been coming in. Written comments will be accepted through Monday, July 3, 2017 at 4:30 p.m. The Planning Commission will weigh all of the information and determine if changes should be made to the plan and make a final recommendation to the Mayor and City Council. The City Council will also host a public hearing on the plan and there will be opportunities to submit both written and oral testimony, including for those who already spoke or submitted written comments at the Planning Commission's public hearing. The City Council may make additional changes if it wishes, and vote to approve or deny the plan. The plan is expected to go to City Council sometime in September. So continue to watch our web site for information on the timing of these reviews, votes and meetings, but today is the best opportunity to provide oral comments to the Planning Commission. We have been providing all the comments received to date to the Planning Commission and today commissioners have been given additional materials that have come in in the past view days. All of the additional information received through the end of July 3rd will be sent to the Planning Commission on July 5th so that they have the totality of all the written and oral comments as well as the notes from this meeting.

Donna Drummond, Planning Director added that at the commissioners places is information about an affordable housing strategy.

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

The following people spoke.

1. William Klein, 521 River St, Minneapolis, a Ford Task Force member and co-chair, speaking on behalf of the Ford Task Force. The Task Force generally approves the plan as proposed. They support the zoning districts but request a setback requirement for the upper levels in the northwest Gateway district. They generally support transportation with two exceptions. 1. Consider realigning Mississippi River Boulevard at the southern S curve. 2. Pursue recreation fields for the southeast area of the site, but until proper financial resources & sponsors are found, remove their depiction from the public realm plan and consider extending the street grid into the area. Move the neighborhood park in the residential low zoning area to the residential high zoning area. The also request acknowledgement of Ford employees and the Native Americans that were displaced with public art at the future site. *[Comment letter submitted.]*

Commissioner Makarios thanked Mr. Klein as well as several other members of the Ford Task Force that were in the audience for over 10-years of really dedicated public service who volunteered dozens of hours for the deliberation and public meetings that have happened. These people took it really seriously and did a great job.

2. Andrea Kiepe, 2356 University Ave W, Suite 43, Saint Paul, representing Transit for Livable Communities/SmartTrips. The well-designed, medium/high density plan supports a truly livable community. The master plan allows for reduced reliance on driving, high-quality transit, safe biking & walking. This is the right direction for the future of Saint Paul & last-minute changes would weaken it. They indicated strong support for the plan.

   Donna Drummond, Planning Director, added that the material that has been provided to the Planning Commission will be posted on the City's web site at www.stpaul.gov/ford, which includes all sorts of information about the project.

3. Patrick Boylan, 390 Robert St N, Saint Paul, representing Met Council. They will review the plan if and when it is adopted by the City and submitted to Met Council. At this time, they are generally supportive, especially of the water open space feature. The plan supports productive, sustainable development - especially transit oriented development. *[Comment letter submitted.]*

4. Michael Noble, 408 St. Peter St #220, Saint Paul, representing Fresh Energy. He strongly supports the plan as both a board member and a resident of Saint Paul. He finds the plan to be leading-edge & in alignment with the Paris Accords. He supports alternative transit & finds the plan economically sustainable. *[Comment letter submitted.]*

5. Howard Miller, 2081 Highland Parkway, Saint Paul, resident. He thinks the city is rushing this plan and wants to wait until other decisions are made, like election of the new mayor and sale of the Canadian Pacific rail spur. He thinks that there hasn't been enough community involvement in the planning process. He wants to know Ford's opinion and what they want to get out of this. He thinks this will be a "concrete mini megalopolis with woefully inadequate access".

6. Kate Hunt, 2081 Highland Parkway, Saint Paul, resident. She opposes the use of Tax Increment Financing. City & County dollars will be going to developers, not city budget & infrastructure. The Mayor & City Council praised the property but also called the property blighted & said it would never be developed without huge amounts of taxpayer money. She mentioned an 8% increase in property tax. She thinks the city should let the market work & follow the example of Eagan Vikings development. *[Comment letter submitted.]*

7. Frank Jossi, 1810 Hartford Avenue, Saint Paul, vice president of the Highland District Council (HDC). HDC voted 8-3 in favor of the plan. They think Saint Paul is blazing a new trail with this site. They understand the surrounding neighborhood will be impacted. They would like the city to maximize green space as much as possible & connect to the Mississippi & surrounding community. Seamlessly integrate with human scale & architectural features. Ensure all green space, including rec fields, is available to all communities. Investigate traffic & implement traffic calming measures; integrate with surrounding neighborhood

through design guidelines following national standards. Ensure bird safety & follow Mississippi River construction guidelines. *[Comment letter submitted.]*

8. Kevin Gallatin, 1822 Highland Parkway, Saint Paul, resident and member of the Highland District Council Transportation Committee. It is important to stabilize Saint Paul's finances & accommodate future growth in a sustainable & affordable way. He is a daily public transit user and supports the bike/ped initiative. He enjoys the flexibility provided by a strong transportation network and thinks the Ford plan is a great opportunity for Transit Oriented Development. The zoning plan is good; it sets aside key transportation and stormwater features (and has only heard raving reviews about the latter). The plan meets community needs in the long term. Growth will happen slowly and at a manageable pace, and will allow for responding to feedback while developing.

9. Kyle Luebke, 2034 Pinehurst Avenue, Saint Paul, neighborhood resident. The plan balances all desires of the neighborhood for higher and lower density. He moved to Highland because it's transit-connected & walkable as they are a one car household. He supports the plan because 1) we & our children have to be concerned about climate change/carbon emissions and 2) there are two synagogues in Highland and a lot of times with a Jewish community, housing prices are high because people have to walk to the synagogue; having more/denser housing options would provide more affordable housing.

10. Jack Rice, 4001 W 49th St, Minneapolis. He is a partner of Highland Village Apartments, which borders the Ford site. He supports the connection to amenities, scale of residential uses, and green infrastructure. *[Comment letter submitted.]*

11. Heidi Schallberg, 706 Mississippi Blvd. South, Saint Paul, resident renter. She fully supports the plan. Forty-one percent of units in Highland today are rented, mostly multi-family though single-family homes dominate the space. Multi-family housing is integral to Highland and has been for decades. This is a fantastic opportunity to provide for future housing stock in Saint Paul; we're adding 45,000 people to the city in the coming years and need all the housing that's currently proposed at Ford and more. Exclusionary zoning shouldn't replace this plan and shrink this once-in-a-generation opportunity.

12. Forrest Kelley, 1410 Energy Park Drive, Suite 4, Saint Paul, representing Capitol Region Watershed District (CRWD). The CRWD supports the master plan, which represents years of work. They are pleased with re-created Hidden Falls Creek. The water and recreational connection to river will be excellent for Saint Paul residents & visitors. Pervious uses and the stormwater feature are far better than the past use of the Ford site (impervious).

13. Char Mason, 695 Mount Curve Blvd., Saint Paul, resident. She is concerned the plan will drastically harm quality of life and neighborhood character for Highland residents forever. Density will be "greater than that of NYC". The Ford site doesn't have LRT or easy freeway access, just overburdened streets. She is unsure whether the city will really expand its tax revenue. This directly contradicts goals of the Saint Paul zoning code, including preventing the overcrowding of land and population, plus transit/density that supports populations at traditional levels. She believes the density is proposed because Ford, the city, and developers want to make money. There'll be too much traffic, people's lives are at risk, it's not green enough. We need to halve the density, and we need to scale for humans. *[Comment letter submitted.]*

14. Tom Diamond, 2119 Skyway Drive, Saint Paul, resident. He supports the vision but not the plan. He wants space for community gardens and wildlife habitat. The plan will allow for 8-plexes along Mississippi River Blvd, which is too much density. It will cover 50% of the site, 75% of the site with buildings, pavement, etc. He thinks the city isn't leaving enough room for parking, not in any way comparable with the rest of Mississippi River Boulevard. He thinks the city is dispersing alternative facts. He believes sightlines are an issue. Environmental issues in the vision aren't addressed in the plan. He supports LRT & TOD, but not at this site. *[Comment letter submitted.]*

15. Kate Dienhart, 1944 Bayard Avenue, Saint Paul, resident. She is concerned about preservation of property values. The main issue is density - cramming thousands of new residents into a small space defies common sense. Opponents are still in favor of transit/biking/net zero energy, just not a plan that makes the neighborhood undesirable.

16. Jean Hoppe, 531 Mount Curve Blvd., Saint Paul, resident. She was excited about the Ford site before the plan took a drastic turn at the end of 2016. She believes the community, neighbors, and taxpayers should be benefitting. The draft plan is too dense, too tall, and will cause too much traffic - NYC levels of density. She wants the city to rethink the plan. *[Comment letter submitted.]*

17. Jutta Crowder, 564 Mount Curve Blvd., Saint Paul, resident. She commends the planning process but has only just seen the master plan. She supports development of the site but not with the proposed levels of density. She understands urban living, but worries that the plan will decrease quality of life. She notes trends of "declining access to parkland per person" and would like a greater designation of park space in the plan.

18. Renate Sharp, 536 Mount Curve Blvd., Saint Paul, resident. She says the plan needs more green space than it currently allows. Greenspace reduces stress & mental fatigue – that needs to be central in planning policy because it's necessary for good health. Safe parks are a great space for recreation & help our children's development. Greenspace also helps with extreme heat island effects.

19. Alan Robbins-Fenger, 11 Kellogg Blvd. East, Saint Paul, National Park Service-MNRRA. Two-thirds of the site is in a national park. He is thankful that the city has appreciated the needs of a park and the Mississippi River Critical Area. It is important to incorporate parklands and to be considerate of views from the opposite shore. Rework F1 to lower building heights & leave public space where shown in the northwest F6 Gateway district. Realign southern MRB to increase access to Hidden Falls Creek Regional Park. The Council should look into whether parkland could be paid for through regional park development funds. He would like more transit, especially in the northeast portion of the site.

20. Bruce Hoppe, 531 Mount Curve Blvd., Saint Paul, resident. He appreciates the objectiveness of the Planning Commission and believes balance is critical. The density plan is excessive and reckless; it only helps Ford, developers, and the city's pockets. He wants the city to consider moderation.

21. Whitney Clark, 101 E. 5th Street, Saint Paul, representing Friends of the Mississippi River. Overall they support the plan - density, transit, sustainability. They support the linear water

feature and open space. Two concerns: sustaining parkland along bluffs & preserving natural views of the river corridor (building heights in low-density residential block along Mississippi River Blvd may still be too high). The Gateway district maximum height is 17 feet higher than the maximum in the Mississippi River Corridor Critical Area. *[Comment letter submitted.]*

22. Raintry Salk, 1635 Burns Avenue, Saint Paul, member of Friends of the Parks and Trail. There are a couple areas of concern. The northwest quadrant (Gateway District & Residential Low block along Mississippi River Blvd) has height designations that are too tall. These are designated within the MRCCA and height should be limited to 48 feet. The second concern is that the minimum level of parkland is met by developer. Consider measures to ensure the minimum percentage is actually created rather than a payment in lieu.

23. Christopher Kradle, 570 Asbury Street, Saint Paul, Housing Justice Center attorney. The Ford Site is an opportunity for new affordable housing. They want units to be affordable with 30% of those available to people making 60% area median income (AMI), with 1/3 available to those making 50% AMI and 1/3 available to those making 30% AMI. There's nothing else coming up in the city that could include affordable housing on this scale. The other option in St Paul is up zoning, but we have a blank slate here where developers will want density bonuses in exchange for creating affordable units.

24. Will Schroer, 214 E. 4th Street, Minneapolis, representing East Metro Strong – an employment opportunity group. The transportation study is thorough and transparent and recommends transportation improvements that will help users both within the site and outside it. The plan establishes a solid framework for benefits including better transportation. *[Comment letter submitted.]*

25. Matthews Hollinshead, 2114 Pinehurst Avenue, Saint Paul, resident. He says this is the most interesting redevelopment opportunity in decades. He has watched investment go to the suburbs but now sees new development and interest in core cities. He would like to see the city aim for a higher tax yield. He wants to stay in an urban area, possibly in senior housing - we need to plan for an aging population. We don't need more parking. *[Comment letter submitted.]*

26. Tom Goldstein, 1399 Sherburne Avenue, Saint Paul, resident. He says the plan is a flawed one with serious concerns. He wants to know why we're trying to change zoning when there are no developers involved and there's not a final agreement with Ford; zoning is the city's only leverage. Ford controls the site, we only control zoning. It has been pitched as a project which will increase property values and enlarge tax base, but the valuation of 1.3 billion is unrealistic and has no evidence. The $275 million TIF agreement mostly goes to the developer. Only $50 million to infrastructure and $27 million to affordable housing. If we are serious about housing we can't cover its costs with a $90 million loan. We should try to acquire the site from Ford to control the development. If we are providing affordable housing, where will low-income residents shop? How will they get around? How are we getting jobs in this site? 1,500 jobs created at cost of $183,000 according to a study. Our return on investment is not enough and should be put towards acquisition of the site.

27. Jacqueline Mosio, 1716 S. Mississippi River Blvd., Saint Paul, member of the Highland Community Initiative. They brought people together to talk about the Ford site. Social

justice principles must be present throughout the whole process of deliberation and construction of the site. There should be lots of communication with each other. The community should work together to create a sustainable community that is an example for others.

28. Brandon Long, 1189 Cleveland Avenue South, Saint Paul, resident and Sustain Ward 3 member. He is speaking for himself. Low-density, single-use zoning excludes older populations that are isolated in Euclidean neighborhoods. He supports and is interested in the long-term buildout and the sustainable measures included in the plan. It should be a socially and economically equitable site. He is concerned about climate change and sustainability. Many working people are unable to attend today's meeting.

29. Charles Hathaway, 507 Montrose Lane, Saint Paul, resident and civil engineer. He thinks it's no secret that city hall is looking at the Ford site for money. The changes recommended by the Ford Task Force should be implemented before approval. He implores the city not to damage the Highland community, and that the Planning Commission not just act as a "rubber stamp" for the mayor. There needs to be a plan that really enhances the neighborhood. *[Comment letter submitted.]*

    Commissioner Ochs said that he has been a member of the Planning Commission for about 8-years and he has never been influenced positively or negatively in any comments in regard to a position on any element of land use that they address at the Planning Commission. We are very independent in our judgements and in what we are presented to study and we take thoughtful care to analyze that and listen to the community and make our opinions from that.

    Mr. Hathaway said he is very glad to hear that and that is reassuring.

30. Robb Nelson, 1644 Hague Avenue, Saint Paul, resident. He thinks is an exciting opportunity. The Gateway district & stormwater feature are great. Dense affordable housing is much needed. This will add retail and recreation, attract visitors by bike & transit, bring jobs for the working class, spur responsible development, and create great space for young families. It will be a lively destination.

31. Pat McGuire, 467 Mount Curve Blvd., Saint Paul, resident. He is concerned by last-minute change in the objectives of plan. He wanted a stable, family-friendly and diverse neighborhood. He believes the high-density plan is not conducive to preserving the nature of the neighborhood. He calls it a "bait and switch" by the city. Greenspace allocations are also lower than site scenarios prepared in 2007. He doesn't believe the transportation plan/study was comprehensive; he thinks it's flawed and not broad enough in scope. The 9% green space plan anticipates density much lower than what is shown in the plan - per capita is at 1%. Assumptions around ped/transit are also very different in levels of use.

    Commissioner Lindeke asked Mr. McGuire to be more specific about his doubts about the technical accuracy of the transportation study.

    Mr. McGuire said that there are several major assumptions that go into the plan. The computational simulation of the traffic patterns is based upon a very small network. It doesn't actually extend out to major arterials and freeways. Probably the more significant element that he is concerned about is the assumptions that were used in the analyses that he

saw associated with pedestrian and mass transit use patterns. They require significant changes in the proven population history in the Highland and Macalester neighborhoods, significantly greater use of mass transit than would be expected with the existing sorts of public behavior.

32. Mike Hogan, 966 Mississippi River Blvd., Saint Paul, site manager for Ford Motor Company. They appreciate the hard work done by the city and its citizens. It has been a very robust process and they look forward to sustainable redevelopment of the site. Ford supports the plan.

33. Ben Mingo, 1311 Grand Avenue, Saint Paul, resident. He has traffic concerns - 80% of households have 1 or more vehicles today - 70% if the same numbers are applied to Ford. This adds 2,500-5,000 vehicles. Based on the streets today, Cleveland and/or Cretin would need extra lanes. He feels the Highland Community Council misrepresented their vote in favor of plan and hopes there can be a better agreement for the site.

34. Brian Martinson, 1943 Princeton Avenue, Saint Paul, resident. He supports the plan. He is excited about the complete streets concepts & stormwater management plan. Goals are important for reducing carbon emissions and improving quality of life. This is a shining opportunity to increase density, transit/walkability & quality of life.

35. Aaron Berc, 2375 University Avenue, Suite 150, Saint Paul, Jewish community organizer & advocate for affordable housing. The rental supply market is not meeting demand for the cities & this is a step in the right direction. Jewish Community Action supports the highest density plan & more. They want 10% of units at 30% AMI and 10% at 50% AMI. *[Comment letter submitted.]*

36. Tyler Blackmon, 1980 W. 7th Street, Apt. 105, Saint Paul, resident. He is in strong support. The Ford site is in line with Minnesota & Saint Paul values - young people, transit, density, environment, lifting underrepresented voices (though some not represented in this meeting). *[Comment letter submitted.]*

37. Michele Molsted, 51 Milton Street South, Saint Paul, resident. She says the Ford site is a place for aging, active populations and livable places. Density is desirable.

38. Rob Spence, 893 Goodrich Avenue, Saint Paul, resident involved with Saint Paul Blackhawks soccer club. He is enthusiastic about the possibility of having more park space for the kids and they would like to help with consultation.

39. Kathy McGuire, 2203 Fairmount Avenue, Saint Paul, resident. She says high density is associated with health issues in adults and children such as mental illness, children's behavior problems, decreased happiness, and higher rates of psychosis. It presents a public health concern in the spread of infectious disease. High-density urbanization is associated with violent crime. It's unhealthy and immoral. A new plan should generate livable organic growth.

40. Thomas Bradford, 1648 Beechwood, Saint Paul, resident. He would like to keep the recreation fields.

41. Lucy Bradford, 1648 Beechwood, Saint Paul, resident. She wants more recreation field and open space for kids.

42. Kris Ohnsorg, 1881 Saunders, Saint Paul, resident. She says 10-story buildings are too high – which is a complete & abrupt change when crossing Cleveland from Highland Park. It is already difficult to cross safely as a pedestrian and added traffic will make it worse. People will continue to own cars. She wants more but smaller parks.

43. Leah Hedman, 507 Mount Curve Blvd., Saint Paul, resident and environmental attorney. Kids are currently safe in the neighborhood and community is built here. People are going to move and leave because of the extreme density levels. Charming streets will be wrecked by traffic. Ten story buildings are hideous; we know they'll be bad because otherwise they'd be somewhere else. There won't just be 10-story buildings; there will be 8 and 6 and 4 stories and it's really, really ugly, a lopsided wedding cake design. The stormwater feature will add impervious surface and reduce green space. We want an extension of our neighborhood, which is what we were promised.

44. Jim Schoettler, 1906 Eleanor Avenue, Saint Paul, resident. He says modern transit and transit-oriented development are not sufficiently addressed in this plan; it's a very nice auto-based development. Lack of access is preventing greater density & therefore greater amenities. Work with the Riverview Corridor project to establish transit through the site in support of transit oriented development.

45. Tyler Teggatz, 2031 Itasca, Saint Paul, resident. He says the majority of Highland Park residents aren't opposed to the plan. The plan provides mixed-use, pedestrian-friendly development, with many types of desperately-needed housing options. Property values will increase when the industrial site is converted to an urban village. He is not concerned about building heights; he can't even see the Cleveland high rise from where he lives nearby now. Traffic isn't too bad. *[Comment letter submitted.]*

46. David Stein 1881 Saunders Avenue, Saint Paul, resident. He says the development will add 28,000-38,000 vehicle trips, which is too much traffic. Roads are often shut down for Highland Park events. Rraffic is already bad and winter will make it worse. We'll have to remove most livable city in America from the Saint Paul letterhead.

47. Gena Berglund, 1516 Lincoln Avenue, Saint Paul, resident and bicycle advocate. She appreciates the bike plan & high density. Consider honoring the Isanti Tribe who originally lived at this place.

48. Leila Poullada, 854 Linwood Avenue, Saint Paul, resident. She says this is the best working start of a plan that we can hope for. Finance is important, lots of data is being thrown around that doesn't necessarily add up. She is hoping that everyone working together will keep emotion out of the dialogue. It helps all socio-economic status groups. "God bless Saint Paul".

49. Annice Gregerson, 1849 Bohland Avenue, Saint Paul., resident. He said there needs to be more communication between those in opposition and those in favor. Engage people at Highland Fest.

MOTION: ***Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 3, 2017, and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. Commissioner Ochs seconded the motion. The motion carried 15 with 1 abstention (Edgerton) on a voice vote.***

VI. Zoning Committee

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

Two items came before the Site Plan Review Committee on Tuesday, June 27, 2017:

- New Horizon Academy-York Avenue – Parking lot & play area redevelopment at 327 York Avenue. Alan Ruth-New Horizon Academy, SPR #17-051324
- Victoria park Phase 3 – New 4-story Multi-Family Residential at 1425 Victoria Way. Joe McElwain, SPR #17-049644

NEW BUSINESS

#17-045-888 Spyhouse Coffee – Conditional use permit for a coffee shop. 420 Snelling Avenue South, NE corner at Palace. *(Mike Richardson, 651/266-6621)*

MOTION: ***Commissioner Makarios moved the Zoning Committee's recommendation to approve the conditional use permit. The motion carried unanimously on a voice vote.***

#17-046-419 Dominic Mackenroth – Reestablishment of nonconforming use as a triplex. 2945 Ivy Avenue East, NW corner at Furness Parkway. *(Bill Dermody, 651/266-6617)*

MOTION: ***Commissioner Makarios moved the Zoning Committee's recommendation to approve the reestablishment of nonconforming use with one amended condition. The motion carried unanimously on a voice vote.***

#17-047-049 Gerald Frisch – Reestablishment of nonconforming use to allow a duplex, and variances for height (30' permitted, 32' proposed) and side yard setback (9' required, 7.5' proposed). 915 Central Avenue West between Milton and Victoria. *(Tony Johnson, 651/266-6620)*

MOTION: ***Commissioner Makarios moved the Zoning Committee's recommendation to approve the reestablishment of nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.***

Commissioner Makarios announced the items on the agenda at the next Zoning Committee meeting on Thursday, July 6, 2017.

VII. Neighborhood Planning Committee

Snelling Avenue South Zoning Study – Approve resolution and forward the study to the Mayor and City Council with a recommendation to adopt proposed zoning changes. *(Josh Williams, 651/266-6659, and Tony Johnson, 651/266-6620)*

First Vice Chair Thao announced that Josh Williams will make a few comments about some of the bigger points that are in the resolution that the committee debated a couple of weeks ago, which is recommended for approval today.

Josh Williams, PED staff said that he will be brief. He said that everyone is familiar with the zoning study at this point. He stated that the zoning study looked at the area along Snelling Avenue between I-94 on the north and Ford Parkway on the south, and about a 1/4th of a mile in either direction along major cross streets, such as Randolph and St. Clair. Mr. Williams provided an overview of the recommendations of the study. He noted that the current zoning reflects the existing uses; for example, where there are commercial uses, B (commercial zoning) is generally used, and where there are multi-family uses, multi-family zoning is used. He stated that the main thrust of the study's recommendations is to transition those commercial and multi-family residential districts to T (traditional neighborhood) districts, and noted that the T districts bring in design standards and allow a little more flexibility in use. He added that there is one stretch of Snelling, between St. Clair and Randolph, where single-family properties fronting Snelling Avenue (as opposed to houses on lots that abut Snelling Avenue but face the residential cross street) that the study recommends be rezoned from the current R4 single-family residential zoning to the T1 traditional neighborhood district. This change would provide more flexibility of use in those locations as the corridor continues to develop over the long-term. He noted that the combined Comprehensive and Neighborhood Committee, in reviewing public hearing testimony, did make one change from the recommendations that were released for public review. The recommendations released for public review called for the majority of the properties on the Snelling face of the block at the southeast corner of Snelling and St. Clair to be rezoned from B2 community business to T3 traditional neighborhood. Mr. Williams continued by saying that, based on some of the testimony received during the public hearing, an alternative recommendation was identified for that block, with the properties that backup against existing commercial use along St. Clair proposed for rezoning to T3 traditional neighborhood, but properties backing up to single-family residential homes on Brimhall proposed for rezoning to T2 traditional neighborhood to reduce the potential height on those parcels. He concluded by stating that the resolution provided to the Planning Commission by the Committee provides the rationale for the study's final recommendations, which are rooted in the Comprehensive Plan and some of the neighborhood plans.

Commissioner Reich said that he thought he noticed there was another alternative recommendation, in regard to the Emanuel Lutheran site, and asked if he was correct in that thought.

Mr. Williams replied that, yes, there was another alternative, which staff developed on behalf of the committee as a potential response to comments received during the public hearing. Mr. Williams noted that most of the comments that expressed concerns about density and height dealt with either the corner of St. Clair and Snelling or the properties that the Emanuel Lutheran Church and its parking lot occupy, between Lincoln and Goodrich. He explained that rezoning

those properties to T1 instead (instead of the proposed T2) would still provide the church with some flexibility with the use of their own facility, but that the committee ultimately decided to go with the original recommendation, which was consistent with how most of the corridor was treated. He added that one of the concerns noted in public comments was that by rezoning the properties to T2 the City could induce demand for redevelopment of that property, and that there was also some concern expressed that the higher heights allowed under T2 would result in shadow impacts for adjacent properties.

MOTION: ***Commissioner DeJoy moved on behalf of the Neighborhood Planning Committee to approve the resolution and forward to the Mayor and City Council for adoption of the proposed zoning changes. The motion carried unanimously on a voice vote.***

VIII. Comprehensive Planning Committee

Commissioner Thao reported that they met this past Tuesday and reviewed some text amendments for water resources, went over the Short Term Rental Study feedback from the public hearing, and then had a very good discussion about the draft Transportation Chapter. The next meeting is scheduled for July 11th to discuss the Ford Site public hearing today.

IX. Transportation Committee

Commissioner Lindeke announced that they met last week and they finished going over the Transportation Chapter for the Comprehensive Plan update. They are not meeting on Monday, July 3rd because of the holiday the next day.

X. Communications Committee

Commissioner Underwood had no report.

XI. Task Force/Liaison Reports

Donna Drummond, Planning Director reported that the Rice-Larpenteur Area Plan Study is underway and there were two community workshops held over the last couple of weeks and they went well. The Planning Commission will be seeing those recommendations sometime this year.

XII. Old Business

None.

XIII. New Business

None.

XIV. Adjournment

Meeting adjourned at 11:36 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)

Cedrick Baker
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\June 30, 2017

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

Minutes July 14, 2017

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 14, 2017, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Anderson, DeJoy, Lee, Mouacheupao, Reveal, Thao, Underwood; and Messrs. Edgerton, Fredson, Khaled, Lindeke, Oliver, Perryman, Rangel Morales, and Reich.
Commissioners Absent:	Messrs. *Baker, *Makarios, *Ochs, and *Vang. *Excused
Also Present:	Allan Torstenson, Acting Planning Director, Wes Saunders-Pearce, Department of Public Works, Kady Dadlez, Bill Dermody, Josh Williams, Tony Johnson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes June 16, 2017.

Commissioner DeJoy noted a needed correction to say the June 16th Planning Commission meeting was held at the State Capitol Building (not the City Hall Conference Center).

MOTION: ***Commissioner Thao moved approval of the minutes of June 16, 2017 with the correction. Commissioner Anderson seconded the motion. The motion carried unanimously on a voice vote.***

II. Chair's Announcements

Chair Reveal had no announcements.

III. Planning Director's Announcements

The Acting Planning Director, Allan Torstenson had no announcements.

IV. Zoning Committee

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

Two items came before the Site Plan Review Committee on Tuesday, July 11, 2017:

- Rondo Commemorative Plaza-new pocket park at 820 Concordia. Marvin Anderson-Rondo Ave. Inc. SPR #17-054609
- Pioneer Apartments-Renovation-143 affordable housing units at 345 Cedar Avenue. Patrick Ostrom- Real Estate Equities, LLC SPR #17-055065

NEW BUSINESS

#17-052-150 R2C LLC/Joseph R. Yearly – Rezone from B2 Community Business to T2 Traditional Neighborhood. 1051 Arkwright Street, SW corner at Cook. *(Bill Dermody, 651/266-6617)*

Commissioner Edgerton said that the applicant's last name is spelled Yeary.

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

#17-051-362 United Business Group LLC – Reestablishment of nonconforming use as a duplex. 548 Van Buren Avenue, between Kent and Mackubin. *(Tony Johnson, 651/266-6620)*

MOTION: ***Commissioner Edgerton moved the Zoning Committee's recommendation to approve the reestablishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.***

Commissioner Edgerton announced the item on the agenda at the next Zoning Committee meeting on Thursday, July 20, 2017.

V. Comprehensive Planning Committee

Minor Text Amendments for Water Resources – Approve resolution recommending zoning code amendments to the Mayor and City Council for adoption. *(Wes Saunders-Pearce, 651/266-9112)*

Commissioner Edgerton discussed the amendments and asked if there will be additional follow-up amendments coming to the Planning Commission for review.

Wes Saunders-Pearce said amendments relate to stormwater runoff, wetlands and flood plains. There are likely to be further amendments to regulations in Legislative Code Chapter 52 regarding stormwater, but not in the Zoning Code. He said that the National Weather Service has published updated precipitation data that may affect stormwater runoff calculations and result in more substantive amendments to stormwater management requirements. They are also contemplating enhancements to the water quality components of the regulations.

MOTION: ***Commissioner Thao 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.***

Commissioner Thao reported that the public testimony on the Ford Plan was discussed at the last committee meeting. They will be bringing it back to the next Planning Commission meeting for approval. The next Joint Comprehensive Planning/Neighborhood Planning Committee meeting is scheduled for Tuesday, July 25th.

VI. Neighborhood Planning Committee

Short Term Rental Study and Zoning Amendments - Approve resolution recommending zoning code amendments to the Mayor and City Council for adoption. *(Kady Dadlez, 651/266-6619)*

Kady Dadlez noted a small change suggested by the Zoning Administrator to the proposed ordinance language for duplexes. The original language allowed two short term rental dwelling units in an owner-occupied duplex in one- and two-family zones, but only one in other zoning districts. The language was revised so that the provision for both units of an owner-occupied duplex to be used for short term rental, provided the owner must be in residence during the stay, applies in all districts.

Commissioner Underwood said that she plans to vote against the draft ordinance. She supports the intent, but the draft ordinance continues to be too difficult to understand. Even the explanation of the minor change that was just discussed was difficult to understand. There was a lot of testimony about trying to understand the definition of family. There were no changes to how slightly larger properties that were built for rental are treated, and the proposed ordinance is too restrictive. With the Super Bowl coming in a few months, we want to allow short term rental in St. Paul. Minneapolis has not passed a short term rental ordinance and she is guessing that they don't intend to before the Super Bowl, though she doesn't know that for sure. She does not understand the timing of placing this challenging limitation to people to open their homes to others for those few days coming up in a few months. The draft ordinance is confusing and too restrictive, which will cause people not to do short term rental.

Commissioner DeJoy asked for clarity about what's confusing in the proposed ordinance.

Commissioner Edgerton said he is on the Neighborhood Planning Committee and he is confused too. He would like to see consistency with other types of rental housing. Bed and breakfast residences, other than providing a meal, are essentially short term rentals. It's one floor or one room in a house that the owner also lives in. He does not understand why it's necessary to define and address short term rental as a new use rather than just building off the existing bed and breakfast use. He would like to see how these two uses pair up with licensing as well as zoning requirements, and try to get the whole thing aligned so there is consistency across the board.

Chair Reveal asked for a show of hands to get an idea of whether there was support to recommend the proposed ordinance. An even split of commissioners and the chair's inclination against led the chair to suggest that this be sent back to the Joint Comprehensive Planning/Neighborhood Planning Committee for further discussion. Whether it's more staff work or clarification that is needed can be determined at the committee level.

Commissioner Underwood made a motion to send the short term rental study and zoning amendments back to the Joint Comprehensive/Neighborhood Planning Committee for further review. Commissioner Edgerton seconded the motion.

Commissioner Thao asked if this was on some kind of timeline, and Chair Reveal replied no.

Mr. Torstenson said that it would be helpful to know and be clear exactly what the concerns are and what is confusing. He noted that the draft ordinance is the result of months of study by city departments and a work group including Planning Commission, Airbnb, and other hospitality industry representatives prior to bringing it to the Neighborhood Planning Committee last spring.

Short term rental is a specific type of lodging not currently permitted in Saint Paul, but it is occurring and something we want to allow under reasonable standards and conditions.

Commissioner Rangel Morales said that part of his confusion is the idea that short term rental is currently prohibited because there are no provisions to regulate it, and wants that clarified. He took issue with the statement in the materials provided that existing short term rentals are illegal, and suggested that people can host someone in their home whether they are getting paid for it or not. He said it would be helpful to clarify or simplify who is a family member. He is also concerned about the lack of study into how these proposed regulations might impact rental housing availability and the projected growth of short term rental units in the city. He wondered if the proposed limit on the number of short term rental units in an apartment building is too restrictive or not restrictive enough in terms of the potential impact on the availability of apartments for rent for people living in the city.

Commissioner DeJoy said that there has been a lot of discussion about the issues Commissioner Rangel Morales is raising, and review of studies done in other cities. In some cities people are making more money doing short term rental than long term rental. It's starting to affect the permanent housing market, and there is concern that short term rental is making housing less available for long term rental. The proposed ordinance is not so confusing to her because she attended the committee meetings and the work group meetings that the Department of Safety and Inspections hosted, which included short term rental and bed and breakfast operators. Bed and breakfast residences are regulated, and short term rental is totally unregulated and currently illegal. Given the confusion and issues raised today, maybe it's not a bad idea to refer the matter back to committee.

Chair Reveal said she is not sure whether they will ever get unity or if that's a goal, but when the Planning Commission is evenly split we have some more work to do before it goes to City Council.

Commissioner DeJoy asked whether the item would go on to the City Council if the Planning Commission doesn't support the item next time it comes before them.

Chair Reveal said in that situation the Planning Commission would probably send it to the City Council with a recommendation to deny if there is majority in that position.

MOTION: ***Commissioner Underwood moved to lay this over and send the short term rental study back to the Joint Neighborhood/Comprehensive Planning Committee for further review. Commissioner Edgerton seconded the motion. The motion carried 8-7 (Anderson, DeJoy, Fredson, Lee, Lindeke, Oliver, Thao) on a voice vote.***

VII. Transportation Committee

Commissioner Lindeke announced that because of the Independence Day holiday they did not meet. The next scheduled meeting is on Monday, July 17th to talk about a proposed bike lane on Stillwater Avenue on the east side, the Safe Routes to School Plan (which provides pedestrian safety around schools) and the Rush Line locally preferred alternative (a transit line that runs north from Saint Paul).

VIII. Communications Committee

Commissioner Underwood had no report.

IX. Task Force/Liaison Reports

No reports.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:04 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)

_____
Cedrick Baker
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\July 14, 2017

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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SITE PLAN REVIEW COMMITTEE MEETING
Tuesday, August 8, 2017

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

Time	Project Name and Location
9:00	SPR Committee – Old/New Business
9:15	ResCare St Paul 700 Transfer Rd Building Renovation, Patio Addition Stephen Hack - ResCare SPR #17-062576
10:00	Selby Milton Apartments 940 Selby Ave (near Milton) New 3-Story, Mixed-Use Senior Housing Greg Finzell – Rondo Community Land Trust SPR #17-062288
11:00	Selby Victoria Apartments 838 Selby Ave (at Victoria) New 3-Story, Mixed-Use Senior Housing Greg Finzell – Rondo Community Land Trust SPR #17-062295

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 Larry Zangs (651-266-9082 larry.zangs@ci.stpaul.mn.us) if you have questions.