Saint Paul Planning Commission & Heritage Preservation Commission

MASTER MEETING CALENDAR

WEEK OF OCTOBER 2-6, 2017

Mon (2)

Tues (3)

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

13th Floor – CHA
25 Fourth Street West

Zoning Code Chapter 65 Minor Text Amendments – Review public hearing testimony and make recommendation for the Planning Commission to forward to the Mayor and City Council. *(Allan Torstenson, 651/266-6579)*

Housing Chapter of the 2040 Comprehensive Plan – Complete discussion on draft Housing Chapter of the 2040 Comprehensive Plan. Amended draft will be sent ahead of time. *(Jamie Radel, 651/266-6614)*

Draft Parks Chapter of the 2040 Comprehensive Plan – Presentation to orient Committee to key themes, process, etc. Materials will be handed out at the meeting. *(Mike Richardson, 651/26606621)*

Weds (4)

Thurs (5)

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

2015 Summit Avenue-Summit West Heritage Preservation District, by Don Forsman-Welch Forsman and Associates, for an approval to construct a rear addition with tuck under garage, alter three existing windows, replace dormer window and install skylight. HPC File #18001 *(Gause, 651/266-6714)*

Public Comment

Jacob Schmidt Brewing Company National Register District, by the Deputy State Historic Preservation Officer, for Certified Local Government Comment on the designation of the property as a National Register historic district as described in the nomination to the National Register of historic Places. The HPC will discuss, allow

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

Minutes August 25, 2017

A meeting of the Planning Commission of the City of Saint Paul was held Friday, August 25, 2017, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. DeJoy, Lee, Mouacheupao, Reveal, Thao, Underwood; and Messrs. Baker, Edgerton, Lindeke, Oliver, Rangel Morales, Reich and Vang.
Commissioners Absent:	Ms. *Anderson, and Messrs. *Fredson, *Khaled, *Makarios, *Ochs, *Perryman. *Excused
Also Present:	Donna Drummond, Planning Director; Lucy Thompson, Bill Dermody, Tony Johnson, Mollie Scozzari, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes July 28th and August 11, 2017.

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

II. Chair's Announcements

Chair Reveal had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that Bill McGuire the owner of Minnesota United FC soccer team was able to get control of the whole super block where the soccer stadium is located. Construction is underway, and the staff is continuing to work through technical issues with the site plan. Also, the City Council will hold public hearings in September on two significant items that went through Planning Commission review, including the Snelling Avenue South Zoning Study on September 6 and the Ford Site Master Plan and Zoning on September 20.

IV. Zoning Committee

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

Four items came before the Site Plan Review Committee on Tuesday, August 22, 2017:

- Harding High School – Tennis court replacement & stormwater management at 1540 6th Street East. Michelle Bergman Aho-SPPS SPR #17-070440

- Maryland Shopping Center – Building addition at 1541 Maryland Avenue East. George Barr-Barr Nelson Construction SPR #17-066023

- Rift Valley Transportation – Parking lot redevelopment & building renovation at 1033 Thomas Avenue. Ebisso Uka-Rift Valley Transportation SPR #17-066013

- CP Railway Car Department – New office building at 1213 Pigs Eye Lake Road. Pat Mooney-CP Railway SPR #17-064244

Two items to come before the Site Plan Review Committee on Tuesday, August 29, 2017:

- ALDI Grocery Store – Building addition at 2005 Suburban Avenue. Andrew Shaw-ALDI Inc. SPR # 17-071118

- Thomas Avenue Flats – New 51-unit affordable residential at 1500 Thomas Avenue. Chris Stokke-MWF Properties, LLC SPR# 17-071095

NEW BUSINESS

#17-065-121 Gary and Elisa Gorman – Rezone from R4 One-Family to RT1 Two-Family. 858 Oakdale Avenue, SE corner at Wyoming. *(Lucy Thompson, 651/266-6578)*

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

#17-065-566 CP Rail-Car Department Building – Conditional use permit for elevation of a structure on an alternative to fill in the FF flood fringe district. 1213 Pigs Eye Lake Road, NE of R/R roundhouse. *(Josh Williams, 651/266-6659)*

MOTION: ***Commissioner Lindeke moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 12-0 with 1 abstention (Edgerton) on a voice vote.***

#17-065-797 Fred Niaz – Reestablishment of nonconforming use for auto sales. 847 Hudson Road, NE corner at Plum. *(Bill Dermody, 651/266-6617)*

Commissioner Lindeke asked about Condition 6 regarding the historic preservation status of the property. Is this in a historic district?

Bill Dermody, PED staff person, said that this is a contributing property within the Dayton's Bluff Historic District. Any property, whether contributing or not in that district, requires Historic Preservation Commission approval for any exterior work. This condition clarifies what already would have been required.

MOTION: ***Commissioner Edgerton moved the Zoning Committee's recommendation to approve the establishment of legal nonconforming use subject to additional conditions. The motion carried 12-1 (Oliver) on a voice vote.***

#17-064-027 Selby-Victoria Development – Rezone from RM2 Multiple Family and B2 Community Business to T2 Traditional Neighborhood. 838 Selby Avenue, SE corner at Victoria. *(Tony Johnson, 651/266-6620)*

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

#17-061-488 Selby –Victoria Development – Variance for front yard setback (10' max., 12' proposed) and parking (20 required, 19 proposed). 838 Selby Avenue, SE corner at Victoria. *(Tony Johnson, 651/266-6620)*

Commissioner DeJoy stated that there is already a parking crunch and so there were some major concerns about additional development generating more traffic and the need for parking. The developer said that he would be working with the neighborhood to try and resolve that.

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

#17-061-494 Selby-Milton Development – Rezone from T1 Traditional Neighborhood to T2 Traditional Neighborhood. 940 Selby Avenue, between Milton and Chatsworth. *(Tony Johnson, 651/266-6620)*

MOTION: ***Commissioner Edgerton moved the Zoning Committee's recommendation to approve the rezoning. The motion carried 11-0 with 1 abstention (Reich) on a voice vote.***

#17-061-506 Selby-Milton Development – Variances for trash enclosure setback (3' required, 1' proposed) and using the alley to access 8 off street parking spaces in a non-residential zoning district abutting residentially zoned land across from an alley. (7 spaces permitted, 8 proposed). *(Tony Johnson, 651/266-6620)*

MOTION: ***Commissioner Edgerton moved the Zoning Committee's recommendation to approve the variance subject to additional conditions. The motion carried 12-0 with 1 abstention (Reich) on a voice vote.***

Commissioner Edgerton announced the item on the agenda at the next Zoning Committee meeting on Thursday, August 31, 2017.

V. Comprehensive Planning Committee

2040 Comprehensive Plan Update – Status update. *(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 Lee said regarding the slide about Themes and Priorities, are they listed in any particular order?

Ms. Thompson replied no they are not. Those nine themes are just the collected set of listed themes.

Commissioner Lee added that being new commission member she would like to know that when we say we are we talking about the Comprehensive Planning Committee or city employees? Who is doing the community engagement?

Ms. Thompson said that City staff has led that.

Commissioner Lee asked if the Planning Commissioners will be invited in the future to the community gatherings.

Ms. Thompson said absolutely, and they kept the Planning Commission informed of when those events were happening last year as well. Staff will continue to encourage you to come.

Commissioner Mouacheupao asked how small area plans are adopted and used.

Ms. Thompson said that the Comprehensive Plan has the citywide chapters of land use, transportation, housing, parks, water resources and historic preservation, but there are a lot of other components of the Comprehensive Plan. The district council plans are part of it, small area plans and in a couple of cases master plans that go with T3areas are part of the Comprehensive Plan. We are not updating all of those now. They will continue to be part of the Comprehensive Plan as they are now. Staff will evaluate whether any of the new citywide chapters would create a conflict or inconsistency with an existing area plan, but we don't foresee that. There are some district plans that are being updated now. In general, if a district council has not started we have encouraged them to wait until we have the new Comprehensive Plan. But there are some that have been in process for a while and they are continuing to work on these. Typically the planning staff who are monitoring that work are also working on the Comprehensive Plan update.

Ms. Thompson noted that there is one subarea plan that we will need to update along with the citywide chapter. The Metropolitan Council and Department of Natural Resources is asking cities to update their Mississippi River Corridor plans on the same schedule as the citywide chapters. This is a key implementation step for updating the City's River Corridor ordinances to be consistent with the new Mississippi River Critical Area rules that have been approved by the state. Staff has some concerns about capacity to update the River Corridor Plan on the same schedule and will be talking to Metropolitan Council staff about that. Staff is also talking periodically with City of Minneapolis planning staff to share ideas and learn what issues their Comprehensive Plan update is focusing on. We share many of the same issues and concerns as core cities of the metropolitan area.

Commissioner Mouacheupao said regarding small area plans and the district council plans, do those come through Planning Commission or does staff just approve those?

Ms. Thompson replied that these plans are reviewed and recommended by the Planning Commission and adopted by the City Council just as other plans are.

Commissioner Baker had a question about the Land Use Chapter goals, and noted that the theme of equity is new for the Comprehensive Plan. On the slide regarding equity it talks about equitably-distributed community amenities, access to employment and housing choice. He asked

if staff has had any discussions about how that actually gets implemented? It sounds good and it says a lot but he wondered how we make that happen given that some of the variables may be outside of the scope of what the City can make happen.

Ms. Thompson said there has been a lot of thought and discussion about that but staff is still working out what that actually does mean and what authority the City has to impact that. The proxy that they are using for equity is the ACP50 areas, which are Areas of Concentrated Poverty, with 50% people of color, and 40% in poverty. These areas are mapped and can be used when considering future land use, and transportation and parks facilities improvements. Ms. Thompson also noted that all City departments under this mayor are required to have an equity plan to guide their activities and use of funds and programs. This will be an important policy to raise and guide public investment.

Donna Drummond, Planning Director, added that the Planning and Economic Development Department has implemented a program and project evaluation tool, which is used to evaluate each project or program that is being considered for funding to look at the issue of equity and impact on the communities that we are serving.

Commissioner Baker said it says a lot to him that this bold statement on equity is in the Comprehensive Plan. He encouraged staff to think more about how to operationalize it.

Chair Reveal added that it is the City's obligation to make sure that it actually gets operationalized, including determining the legal questions and other questions about what the limits are of what we can and can't do.

Commissioner DeJoy asked more about the Mississippi River Corridor Plan and the role of other jurisdictions in that.

Ms. Thompson said that it is the City's responsibility to have a River Corridor Plan, which will guide an update to the City's River Corridor ordinances. These will need to be consistent with new state rules for the Critical Area that are overseen by the Department of Natural Resources. Other entities such as the National Parks Service will be involved but it is the City's responsibility.

Commissioner Thao continued with the committee report. At their last meeting the sustainable power wind and solar zoning code amendments were discussed. She noted that technology in this area continues to evolve and improve. The committee had a good discussion and gave some recommendations to staff so that will be brought back to committee to review again before it comes to the Planning Commission. They also continued discussion on the Land Use Chapter. The next meeting will be on September 5, 2017 and will include more discussion on the Sustainable Power amendments and the introduction of the Housing Chapter of the Comprehensive Plan.

Commissioner Edgerton commented on the sustainable power item. He actually passed one on the way to the Commission meeting today. It's on Como between Western and Virginia along the roadway. There is a horizontal wind turbine and solar power together. He was not sure what it is powering, but if committee members are interested there is one in operation on Como.

VI. Saint Paul Market Watch Report and Racial Equity Indicators – Informational presentation by Bob Spaulding, PED Research Analyst. *(Bob Spaulding, 651/266-6635)*

Bob Spaulding, PED staff and Dylan Richardson, PED GIS intern, gave a presentation. The link is posted on the City's web page at: http://www.stpaul.gov/planningcommission.

Mr. Spaulding stated that there are four sections in Market Watch and the four key headings are: Building and Development, Real Estate Market, Employment and Wages and Demographics. Mr. Spaulding and Mr. Richardson provided a quick overview of those four sections and the Racial Equity metrics as well.

Commissioner Mouacheupao asked how data on vacancies is collected.

Mr. Richardson replied that the data on property vacancies comes from the Department of Safety and Inspections (DSI).

Commissioner Mouacheupao asked how DSI is collecting it.

Mr. Richardson said if a property has been registered as vacant, it goes on DSI's list but we are not sure how they collect that data. However DSI does have a certification of vacancy and we are tracking all of those properties.

Donna Drummond, Planning Director added that she does not believe that this includes properties that are actively being marketed, like for sale or rent.

Commissioner DeJoy asked about the meaning of the colors on the map of foreclosures.

Mr. Spaulding said that this is a heat map and there are more foreclosures in the more intense orange and yellow colors and fewer foreclosures in the green. There are particular concentrations in Payne-Phalen, some in Frogtown, Eastside, and less in Highland Park and MacGroveland areas. These are current as of 2016.

Commissioner Vang asked if this information is easy access on a cell phone.

Mr. Spaulding said that all these tools are designed to be on mobile devices but personally he finds it is always easier to use on a desk top.

Commissioner Vang asked if it was possible to have a map that shows housing by age within the city.

Mr. Spaulding said that is possible. He actually made that map two weeks ago for the Heritage Preservation staff. Mr. Spaulding will send that out to Commissioner Vang and may even put it on the web.

Commissioner Lindeke would like more information about the big drop in population from 1970 to 1980. What is the explanation for that?

Mr. Spaulding is not sure other than he thinks it is some of the same forces that acted on many

American cities during the 1960's and 1970's, which saw suburbanization and a decline in population subsequent to the removal of some of the streetcar and transit systems that supported the city, and the development of infrastructure like highways to support automobile use.

Commissioner Edgerton said that we need more housing units to support the growing population. He suggested that we try to project where growth might occur by looking back at where it has occurred. For example, since 2010 in a fully built out city somehow we added enough units to add 20,000 people. Where did they go? Based on what was seen over the last 10 years what might that tell us about where growth might occur over the next 10 years? It is just a thought to try and do some analysis of where new units have been added.

Chair Reveal noted that you need to count both the increase of the population and any changes in household size. As household size decreases we'll need even more units.

Commissioner DeJoy said that downtown comes to mind, because the increase in resident population over the last 20 years has been significant in downtown alone.

Commissioner Mouacheupao asked if they are tracking where people are going to. Are they going to the suburbs or where is the migration happening?

Mr. Spaulding said he is not aware of any available data base that tracks that but there may be one that does. It is something they could look into.

Commissioner Rangel Morales asked if the weekly wage is adjusted for inflation.

Mr. Spaulding replied yes and the data he has goes back to 2009.

Commissioner Rangel Morales asked about tracking wages back to 1970. With the change of the economy from a manufacturing to a service based economy, what has that meant for wages? It may help us focus on creating jobs that provide better wages, not just job numbers.

Mr. Spaulding said that there may be some data limitations to bringing this data set back to the 70's. This is from the state's Department of Employment and Economic Development (DEED) and their online portal goes back to about 2000. He is not sure that they actually broke it down too much farther back by the geography in the way that we can access it. But understanding those changes over time and where we're at is an important indicator. He will look into what we can do there.

Commissioner Baker asked what the overall unemployment rate is.

Mr. Richardson said 3.1%.

Commissioner Baker asked how to reconcile that with the ACS data.

Mr. Spaulding said that these are different data sets. The 3.1% unemployment rate is from DEED which is current data. To break it down by race and ethnicity we have to go back to the American Community Survey from the Census Bureau which is data from 2011-2015, (or 2013 as the midpoint), so this goes back a number of years post-recession when the unemployment rate was higher. Unfortunately there is no way to use DEED data or other current data that's data within

the last year to break it down by race and ethnicity. So for all these data points we rely on American Community Survey data from the Census Bureau which is the best thing going but it is a couple years behind.

Commissioner Baker asked about what went into the analysis of the data.

Mr. Spaulding said that the general structure of what he has written is to start out by defining the measure, what it measures and what it doesn't to give the basic gap between the white population versus people of color. Then he provides some information on factors that may be affecting the gap to try to help people contextualize the information.

Commissioner Baker said that it is based solely off of your analysis of data that you received. Are there any other inputs coming into that reasoning?

Mr. Spaulding said there are some studies cited on things like work place discrimination and other variables.

Commissioner Oliver wanted to know if there was an overall figure for the city. It seems like it could be very useful indicator to put into the overall statistics on housing as well as looking at a racial equity measure.

Mr. Spaulding replied he does not have that measure right now but it certainly is something that is easy to get out.

Commissioner Lindeke asked about the cost of housing by ownership and rental because those markets can be different sometimes.

Mr. Spaulding said that is something they could do in the future.

VII. Neighborhood Planning Committee

Commissioner DeJoy had no report.

VIII. Transportation Committee

Commissioner Lindeke announced that the next meeting on Monday, August 28, 2017 is canceled.

IX. Communications Committee

No report.

X. Task Force/Liaison Reports

None.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 10:16 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\August 25, 2017