

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

WEEK OF AUGUST 6-10, 2018

Mon (6) _____

Tues (7) _____

Weds (8) _____

**4:30-6:00 p.m. Comprehensive and Neighborhood
Planning Committee**
(Lucy Thompson, 651/266-6578)

13th Floor – CHA
25 Fourth Street West

Public Realm Amendments to Snelling and Westgate Station Area Plans - Review public hearing comments and make recommendations to the Planning Commission.
(Anton Jerve, 651/266-6567)

Thurs (9) _____

5:00 p.m. Heritage Preservation Commission

**City Council Chambers
3rd Floor City Hall**
Enter building on 4th Street
15 W. Kellogg Blvd.

Public Hearing/Design Review

178 Goodrich Avenue, Bob Frame, owner-Public Hearing to consider construction of a two-car garage on a property within the Irvine Park Heritage District. *(Gause, 651/266-6714) HPC File# 18-024*

Staff Announcements

Heritage District listening sessions schedule
HP Brochures

Fri (10) _____

8:30-11:00 a.m. Planning Commission Meeting
(Lucy Thompson, 651/266-6578)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

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

NEW BUSINESS

#18-026-074 Starbucks – Modification of site plan for existing coffee shop with drive-through sales. 234 Snelling Avenue North, SE corner at Marshall Avenue. (Josh Williams, 651/2266-6659)

#18-084-202 KBD Investments LLC – Rezone from OS Office Service to B2 Community Business. 877 White Bear Avenue North, NW corner at Stillwater. (Bill Dermody, 651/266-6617)

#18-079-298 HRA – Rezone from RT2 Townhouse to T2 Traditional Neighborhood. 623-629 Whitall, between Payne Avenue and Edgerton Street. (Bill Dermody, 651/266-6617)

#18-084-109 The Summit Center for Arts and Innovation – Historic use variance for the Summit Center for Arts and Innovation, including music and art related education, public programs and events, and spiritual/church related service and receptions, including weddings and memorial services. 1524 Summit Avenue, SW corner at Saratoga Street. (Bill Dermody, 651/266-6617)

Comprehensive and Neighborhood Planning Committee

West Marshall Avenue Zoning Study – Adopt resolution recommending rezoning the properties in the study area as recommended in the zoning study memo dated July 25, 2018, and amend the study area to include the parcel at 225 Wilder Street and recommend rezoning it to T2. (Kady Dadlez 651-266-6619)

Zoning Code Parking Study – Initiate a zoning code parking study regarding potential changes to the City's parking requirements to better implement the current and proposed Comprehensive Plan. (Tony Johnson, 651/266-6620)



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
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SITE PLAN REVIEW COMMITTEE MEETING
Tuesday, August 7, 2018

375 Jackson Street, 2nd Floor Conference Room

<u>Time</u>	<u>Project Name and Location</u>
9:00am	SPR Committee- Old/New Business
9:15am	Contanda Boiler 2225 Childs Road Boiler plant addition Kraig Klund, TKDA SPR# 18-089313
10:00am	CHS Field History Museum 360 Broadway Street History Museum addition, Jared Olson, Ryan Companies US, Inc. SPR# 18-086683
10:45am	Portland Avenue 7Plex 1560 Portland Ave Addition to add 5 residential units Tom Meyer, Landform Professional Services, LLC SPR# 18-088940

Applicants should attend the Site Plan Review Committee meeting.

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

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

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

Location and Parking:

The meeting room is at 375 Jackson Street on the 2nd floor, skyway level, to your left as you exit the elevator. A few free parking spaces are available in the DSI visitor parking lot off of 6th Street at Jackson. On-street parking meters are also available. The closest parking ramp is on Jackson one block south between 4th and 5th Street.

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

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

Minutes June 1, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 1, 2018, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Eckman, Lee, Reveal, Underwood; and Messrs. Baker, Edgerton, Fredson, Khaled, Oliver, Perryman, Reich, Risberg, and Wojchik.

Commissioners Absent: Ms. *Mouacheupao, and Messrs. Lindeke, *Ochs, *Rangel Morales, and *Vang.
*Excused

Also Present: Lucy Thompson, Interim Planning Director; Dr. Bruce Corrie, Department of Planning & Economic Development Director; Ya Ya Diatta, Department of Safety & Inspections; Kady Dadlez, Jamie Radel, Bill Dermody, Josh Williams, Anton Jerve, Tony Johnson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes April 20, 2018 and May 18, 2018.

MOTION: *Commissioner DeJoy moved approval of the minutes of April 20, 2018. Commissioner Eckman seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Wojchik moved approval of the minutes of May 18, 2018. Commissioner Oliver seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Reveal announced that she has had discussions with Reconnect Rondo, and she will be recommending three Planning Commissioners to serve on their Advisory Task Force. Chair Reveal is recommending Commissioner Ochs as co-chair, and Commissioners Eckman and Oliver for participation.

III. Planning Director's Announcements

Lucy Thompson, Interim Planning Director, announced that Jamie Radel is organizing of Saint Paul's newest ADU on June 14th, June 21st or June 25th. Commissioners are asked to indicate their preference to Ms. Butler.

There will be a celebration for the Rice/Larpenteur work - Celebrate the Gateway - at the

intersection from 6-8:00 p.m.

When the Zoning Committee considered the rezoning for the Exeter project on the Boy Scout site, there was some concern about the site plan and about it possibly coming to the Planning Commission for final approval. The main concern was whether there had been enough outreach to neighbors and the district council. Exeter has had several meetings with the district council and neighbors. Staff and Commissioner Edgerton agreed that it is not necessary to bring the site plan to the Planning Commission.

A flyer was distributed about the two 2040 Comprehensive Plan open houses on June 9th and 12th. Mayor Carter will make introductory comments, Ms. Thompson will do a short presentation, there will be a round table conversation with the chapter leads about new and key ideas for each chapter, and then attendees will be invited to visit stations for each chapter.

The Planning Director position has been posted with a closing date of June 11th. An offer has been made for the Ford Planner position.

IV. PUBLIC HEARING: Zoning Code Chapter 64 Signs Text Amendments Study – Item from the Comprehensive and Neighborhood Planning Committee. (*Kady Dadlez, 651/266-6619*)

Chair Reveal announced that the Saint Paul Planning Commission is holding a public hearing on the Zoning Code Chapter 64 Signs Text Amendments Study. Notice of the public hearing was published in the Legal Ledger on May 17, 2018, and was mailed to the citywide Early Notification System list and other interested parties.

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

The following people spoke.

1. George Hoene, representing the Saint Paul Port Authority and Treasure Island Center, 380 St. Peter Street, Saint Paul, MN 55102. Mr. Hoene is available to answer questions.
2. Jemma Rodick, representing Populous Architecture and the Minnesota United's MLS soccer Stadium, 5918 West 75th Terrace, Prairie Village, Kansas City, MO 66208. They have already sent the Planning Commission a packet with information. She is here to represent the project team and answer questions.

MOTION: *Commissioner Risberg moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, June 4, 2018, and refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.*

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tia Anderson, 651/266-9086*)
Three items will come before the Site Plan Review Committee on Tuesday, June 5, 2018:

- Chalet Dental – Building addition at 1651 Dale Street. Justin Hayes-Foundation Architects
SPR# 18-064371

- St. Mary's Parking Lot – Parking lot addition at 179 Atwater Street West. Kraig Klund-TKDA SPR# 18-063843
- Hamm's Firelane Extension – Added fire lane at 680 Minnehaha. Rick Howden-City of Saint Paul Planning and Economic Development SPR# 18-066145

NEW BUSINESS

#18-059-091 Wedum Albion LLC Senior Housing - Rezone from R4 one Family Residential to T3 Traditional Neighborhood. 900 Albion Avenue area bounded by Lexington, 7th, and Albion. (Kady Dadlez, 651-266-6619)

MOTION: *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the rezoning. The motion passed on a voice vote of 13-0 with 2 abstentions (Baker, Underwood).*

#18-057-154 Wedum Albion LLC Senior Housing - Conditional use permit for a building height up to 65' and variance not to have a primary building entrance from 7th Street. 900 Albion Avenue area bounded by Lexington, 7th, and Albion. (Kady Dadlez, 651-266-6619)

MOTION: *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit and variance subject to additional conditions. The motion passed on a voice vote of 13-0 with 2 abstentions (Baker, Underwood).*

#18-059-455 Urban Growler Farmers Market - Conditional use permit for a farmers market with up to 20 vendors. 2325 Endicott Street, NW corner at Hersey. (Anton Jerve, 651-266-6567)

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

#18-050-373 Brett Ripley - Reestablishment of a nonconforming use as a 4-family dwelling. 1685 Taylor Avenue, between Aldine and Charlotte. (Josh Williams, 651-266-6659)

Commissioner Edgerton gave the report, and stated that required findings do not appear to allow approval by the Zoning Committee as a 4-family unit.

Chair Reveal stated that this was another of several times recently where either the seller or the real estate agent or both were misled about what was currently legal in Minnesota, and added that she hopes that a change in the Truth-In-Housing Act might require the seller to state what the current zoning is and what the legal uses are. Chair Reveal added that the property had been used as a 3-unit dwelling, and the buyer based the purchase on the assumption that this was a legal use. Chair Reveal stated that it was clear in this case that what was stated in regulatory determinations by the City (notably the Certificate of Occupancy) implied that this was a legal 4-unit dwelling. She added that this had also occurred in previous cases, where DSI and Fire determine different uses. She concluded by noting that, short of a complete revision of the zoning in the area and not just this site, the Planning Commission is constrained in the actions it can take.

MOTION: *Commissioner Edgerton moved the Zoning Committee's recommendation to approve a 2 or 3-family dwelling subject to an additional condition (denial of 4-family dwelling). The motion carried unanimously on a voice vote.*

#18-059-805 Michaelene Colestock (903 Beech) - Conditional use permit and variance for a supportive housing facility to serve 7 adult facility residents and their dependents. 903 Beech Street, between Mendota and Forest. (Bill Dermody, 651-266-6617)

MOTION: *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit and variance subject to an additional condition. The motion carried unanimously on a voice vote.*

#18-059-899 Michaelene Colestock (884 Hyacinth E) - Conditional use permit and variance for supportive housing facility to serve 6 adult facility residents and their dependents. 884 Hyacinth Avenue East, SE corner at Mendota. (Bill Dermody, 651-266-6617)

Chair Reveal noted that the three people who spoke in opposition were the most positive about a project that they have ever heard.

Commissioner Khaled asked how a small home can be increased by 50% and add residents, with only 1 ½ bathrooms. He asked the applicant whether they plan to expand the building.

Chair Reveal said that issue was considered by the Zoning Committee, but the Committee felt it was adequate.

MOTION: *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit and variance. The motion carried 13-2 (DeJoy, Khaled) on a voice vote.*

#18-058-139 Khue Thi Dang Auto Repair - Conditional use permit for an auto repair shop with modification of conditions for minimum lot area (15,000 sq. ft. required, 7,160 sq. ft. available) and landscaped buffer next to residential property (10 ft. required, none proposed). 71 Annapolis Street West, NW corner at Stryker. (Jamie Radel, 651-266-6614)

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

#18-057-614 Geneet Kidane Duplex - Reestablishment of nonconforming duplex with a variance of the consent petition requirement (owners of 13 parcels required, 6 signed). 758 Charles Avenue, between Avon and Grotto. (Tony Johnson, 651-266-6620)

Commissioner DeJoy commented that the applicant worked very hard to get the required petition signatures, and that the applicant was very tenacious to sit through a long meeting.

Chair Reveal added that they had some support from a number of immediate neighbors, but they all were renters so could not legally sign the petition. Also, all of the property owners in the

immediate area do not live in the neighborhood.

Commissioner Eckman said the staff report said 65% of the homes in Frogtown are occupied by renters, making securing property owner signatures very difficult.

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

Commissioner Edgerton announced the items on the next Zoning Committee agenda on Thursday, June 7, 2018.

VI. Comprehensive and Neighborhood Planning Committee

Zoning Study to Amend Locational Standard of Accessory Dwelling Units – Forward report, recommending zoning code amendments to the Mayor and City Council. (Jamie Radel, 651/266-6614)

Jamie Radel, PED staff, gave a PowerPoint presentation, which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Baker asked staff if the recommendation on moveable, tiny homes is that put forward in the staff report, which refers to the 2017 Solderholm report on small homes in the city.

Ms. Radel said that is the recommendation that came out of the 2017 analysis, and ultimately the issue is that of sewer and water connection. It would be a radical shift in the ordinance, at this point in time, to allow these moveable homes to be placed in backyards.

Commissioner Baker suggested to that more study should take place around tiny, moveable homes, as there is interest within the community for that housing type.

Ms. Thompson said that there is not any official position the Planning Commission has taken on the issue; this is a conclusion of the study completed by Mr. Solderholm.

Ms. Radel said a study with similarities to issues associated with moveable, tiny homes is one that the Department of Safety and Inspections completed for medical pods. Cities were able to opt out of those, and Saint Paul chose to opt out of them because of the sewer and water issues, based on DSI analysis. On its surface, a tiny house on wheels may seem like a less expensive alternative to developing a permanent ADU in a backyard; however, it might ultimately be around the same cost because of the sewer line connection issue.

Commissioner Baker reiterated his support of additional study of movable, tiny houses.

Commissioner Edgerton asked staff to explain the difference between an ADU within a principal structure and a duplex.

Ms. Radel said it depends on what zoning district the property is located in. One difference between an ADU and a duplex is that ADUs are allowed in single-family zoning districts, R1-4,

in which you would not be able to have a duplex. Another difference is the owner-occupancy requirement. With an ADU, the owner has to live on the premises; with a duplex, there is no owner-occupancy requirement. Another difference is the number of people who can live there. Duplexes can have two families living on one parcel, while a property with an ADU can only have one family under the zoning definition of family. The zoning definition of a family is one or two people and their children, a domestic helper, and two people not related, or four unrelated adults.

Commissioner DeJoy asked whether somebody with a conditional use permit for three units could add a fourth unit and call it an ADU.

Ms. Radel said no, because the definition is limited to single-family homes. However, Minneapolis has expanded its definition of ADUs to include duplexes.

Commissioner Fredson asked for clarification on the issue of a separate sewer and water connection. It would appear to be difficult and expensive to run a line from the back of the property (if an ADU is over a garage, for example) to the street and that would be challenging and expensive.

Ms. Radel said it is not as challenging as you would think. She has spoken with the person who has already built an ADU in Saint Paul, and he said there is technology where you dig a hole near the new ADU and then a hole is dug in the street, and you bore lines between the two points. The boring tool creates the space to run the pipes. It is expensive. He said that it cost about \$22,000 to make that connection. However, that is an incremental cost. The real difference in cost is to connect into City sewer.

Commissioner Fredson asked if an ADU in a principal structure would need a separate sewer connection..

Ms. Radel replied no, that it would be just like if you were renting out rooms in your home.

Commissioner Baker asked to confirm that there is a cost to connect, beyond the \$22,000.

Ms. Radel said that the owner gave her the lump sum, so she is assuming the fee was wrapped in that cost. Building an ADU in an accessory structure is a new home; there is a fee to connect into the City's sewer and water.

MOTION: *Commissioner Risberg 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 Risberg announced that proposed amendments to the Snelling and Westgate Station Area Plans will be before the Planning Commission at its next meeting, as well as Fire Station #10. The next Comprehensive and Neighborhood Planning Committee meeting is scheduled for Wednesday, June 13, 2018.

VII. Transportation Committee

Commissioner Underwood stated that the Committee discussed Saint Paul's bike sharing services

and the changes coming to that program. The 2018 Regional Solicitation Projects and the 2018 City Mill & Overlay Projects will be on the Monday, June 4, 2018 agenda.

VIII. Communications Committee

Commissioner Underwood had no announcements.

IX. Task Force/Liaison Reports

No report.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:41 a.m.

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

Respectfully submitted,

Approved August 10, 2018
(Date)



Lucy Thompson
Interim Planning Director

Luis Rangel Morales
Secretary of the Planning Commission

Saint Paul Planning Commission
City Council Chambers – 3rd Floor City Hall
15 Kellogg Boulevard West

Minutes July 13, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 13, 2018, at 8:30 a.m. in the Conference Center of City Hall.

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

Commissioners Absent: Messrs. *Khaled, and *Ochs.

*Excused

Also Present: Lucy Thompson, Interim Planning Director; Bill Dermody, Mike Richardson, Jamie Radel, Alena DeGrado and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes June 1, 2018.

Chair Reveal announced that the minutes will be ready for approval at the next Planning Commission meeting.

II. Chair's Announcements

Chair Reveal asked whether the Commission prefers to meet in Room 40 or the Council Chambers. She noted that the City Council Chambers have some advantages when having a big public hearing, but if all Commissioners attend the meeting, seating around the table is very tight. With a show of hands, a majority of the Commission voted to continue in Room 40 City Hall once the recording equipment is repaired. Until then, meetings will be held in the City Council Chambers.

Chair Reveal asked the Commissioners if they wish to continue contributing towards food for Commission meetings. The Commission voted unanimously to discontinue this practice. Commissioners may still bring their own food to meetings.

Chair Reveal announced that today is Commissioner Eckman's last meeting day on the Planning Commission. Starting Monday July 16th, she will be Councilmember Amy Brendmoen's legislative aide.

III. Planning Director's Announcements

Interim Planning Director, Lucy Thompson, announced that Mayor Carter is holding a series of community budget sessions to gather community input on 2019 budget priorities. The seven

sessions will be held at local businesses between now and the end of July.

The City Council laid over the Brett Ripley appeal until next week.

The Director of Planning and Economic Development has extended the Planning and Housing Director postings until filled.

IV. Zoning Committee

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

Two items to come before the Site Plan Review Committee on Tuesday, July 17, 2018:

- Sibley Plaza Renovations – Building/parking lot renovations at 2481 7th Street West. Brandon Elegert, Kimley Horn and Associates SPR# 18-076973
- Holiday Stationstore Car Wash – Car wash addition at 200 Wabasha Street South. Joel Geil, Holiday Stationstores SPR# 18-079671

NEW BUSINESS

#18-070-330 Salvation Army – Rezone from RT1 Two-Family residential to B2 Community Business. 618-626 Lawson Avenue East, between Payne Avenue and Edgerton Street. (*Bill Dermody, 651/266-6617*)

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

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, July 19, 2018.

V. Comprehensive and Neighborhood Planning Committee

Canadian Pacific Ford Rail Spur Study – Forward to Mayor and City Council with a recommendation for approval as a foundational document for future design and engineering work in the study area. (*Mike Richardson, 651/266-6621*)

Mike Richardson, PED staff, gave a presentation that can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Edgerton asked if the estimates included maintenance costs.

Mr. Richardson said the study does identify maintenance items, timing and estimated costs to inform future conversations about maintenance expectations.

Chair Reveal asked if the railroad owns the spur, and Mr. Richardson said yes.

Mr. Richardson distributed an April 2018 resolution from the Ford Road Federation (District 9) sent to him earlier in the week.

Commissioner Underwood said that resolution was brought forward by the public and passed at their annual meeting.

Chair Reveal asked about timing of the resolution and how it related to the study.

Commissioner Underwood said that the study had recently had its last open house, but the timing of the study did not drive the resolution; it would have moved forward anyway. She said The Federation also passed a resolution regarding the Riverview Corridor.

Commissioner Edgerton asked about ownership of the Moose Line Trail or other trails that were former railroad lines, and how the transfer of ownership happened.

Mr. Richardson said he could not speak to the Moose Line specifically, but he can speak to what has been discussed for the CP spur. Canadian Pacific has not committed to any action to-date, but they have said that if they sold the right-of-way, they would sell it to a government entity in one piece. He was not sure if that was similar to other rails-to- trails projects.

Chair Reveal said she has seen sales happen in different ways. In some cases, private non-profit environmental conservation groups buy abandoned rail lines with an endowment or other funds. In other cases, the land is privately developed with amenities, such as concessions.

Commissioner Edgerton asked about drawings in the study that showed a 50-foot right-of-way and one at 70 feet, but with similar pedestrian, bike and transit assumptions.

Mr. Richardson replied that the drawings show basic trail typologies, with more context-specific detail shown in other parts of the study. He added that there are some cases where, although there may be 50 feet of right-of-way, there may not be 50 feet of buildable trail space due to an obstruction or topography. The typologies identify the minimum widths that are recommended for the trail types.

Commissioner Edgerton stated that CP Rail is a client of Stantec, so abstained from the vote.

MOTION: Commissioner Risberg moved the Comprehensive and Neighborhood Planning Committee's recommendation to approve the resolution and forward the study with amendments to the Mayor and City Council for approval as a foundational document for future design and engineering work. The motion carried 17-0-1 (Edgerton) on a voice vote.

40-Acre Zoning Study for Stryker Avenue – Initiate a 40-acre zoning study for Stryker Avenue between Congress Street and Annapolis Street. (*Jamie Radel, 651/266-6614*)

Jamie Radel, PED staff, gave a presentation that can be viewed on the web page at:
<http://www.stpaul.gov/planningcommission>

Commissioner Lindeke said that he lives in this neighborhood and knows Stryker Avenue very well. He is concerned about the state of some of the commercial uses in the area, and is interested in understanding how this study may help business growth.

Ms. Radel said that one of the issues on Stryker Avenue is the lack of “heads and beds” to support local businesses, and she thinks there is an overall lack of density to support some of the businesses identified as desirable by community members in a study undertaken by the West Side Community Organization, such as a grocery store, restaurants or coffee shops. . The question becomes how to balance maintaining community character with the need for additional people to live in the area to support the businesses they want to see.

MOTION: *Commissioner Risberg moved the Comprehensive and Neighborhood Planning Committee’s recommendation to approve the resolution initiating a zoning study. The motion carried unanimously on a voice vote.*

VI. Transportation Committee

Commissioner Lindeke announced the items for the next meeting on Monday, July 16, 2018

VIII. Communications Committee

No report.

VIII. Task Force/Liaison Reports

No reports.

IX. Old Business

None.

X. New Business

None.

XI. Adjournment

Meeting adjourned at 9:24 a.m.

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

Respectfully submitted,

Approved August 10, 2018
(Date)



Lucy Thompson
Interim Planning Director

Louis Rangel Morales
Secretary of the Planning Commission

Planning team files\planning commission\minutes\July 13, 2018

Saint Paul Planning Commission
City Council Chambers, 3rd Floor City Hall
15 Kellogg Boulevard West

Minutes July 27, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 27, 2018, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Lee, Mouacheupao; and Messrs. Baker, Edgerton, Khaled, Lindeke, Ochs, Rangel Morales, Reich, Vang, and Wojchik.

Commissioners Absent: Mmes. * Anderson, *Reveal, *Underwood, and Messrs. *Fredson, *Oliver, Perryman, and *Risberg.

*Excused

Also Present: Lucy Thompson, Interim Planning Director; YaYa Diatta, Department of Safety and Inspections; Anton Jerve, Bill Dermody, Josh Williams, Alena DeGrado and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes June 29, 2018.

MOTION: *Commissioner Baker moved approval of the minutes of June 29, 2018. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Commissioner DeJoy, the Commission's First Vice-Chair, chaired the meeting. She announced that two people have been appointed to the Board of Zoning Appeals. The appointments were made at the last City Council meeting.

III. Planning Director's Announcements

Lucy Thompson, Interim Planning Director, announced that on July 18th, the City Council adopted a lengthy resolution addressing affordable housing, which is a high priority of the Mayor and City Council this year. The resolution, in part, directs the Planning Commission to conduct a series of zoning studies by the end of 2019. PED staff will not be able to start working on the studies until the 2040 Comprehensive Plan is adopted, which is scheduled for mid-2019. A couple of the studies being requested are actually part of the 2040 Comp Plan. However, given the issues to be addressed (e.g. inclusionary zoning, densifying in single-family neighborhoods), it is unlikely the studies will be done by the end of 2019.

IV. **PUBLIC HEARING: Public Realm Amendments to Snelling and Westgate Station Area Plans** – Item from the Comprehensive and Neighborhood Planning Committee. (*Anton Jerve, 651/266-6567*)

Acting Chair DeJoy announced that the Saint Paul Planning Commission is holding a public hearing on the Snelling and Westgate Station Area Plans. Notice of the public hearing was published in the Legal Ledger on Thursday, July 12, 2018, and was mailed to the city-wide Early Notification System list and other interested parties.

Anton Jerve, PED staff, gave an update on input received since the draft updates were released. Mr. Jerve reached out to Hamline Midway Coalition, St. Anthony Park Community Council and Union Park District Council, and presented to Union Park and St. Anthony Park. There were no comments from Union Park regarding the Snelling Station Area Plan updates. St. Anthony Park Community Park provided a few minor edits and additions to the Westgate Station Area Plan. Edits in response to the suggestions will be presented to the Comprehensive and Neighborhood Planning Committee with a summary of the public hearing.

Acting Chair DeJoy read the rules of procedure for the public hearing.

No one spoke.

As of today, Mr. Jerve had only received two letters - one from St. Anthony Park Council/District 12 and one from Robert O. Straughn, St. Anthony Park Community Council Land Use Committee member.

MOTION: *Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 30, 2018, and refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.*

V. **Zoning Committee**

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

No Site Plan Review Committee meeting on Tuesday, July 31, 2018.

NEW BUSINESS

#17-224-759 2239 Como – Rezone from T1 Traditional neighborhood to RT2 Townhouse. 2239 Como Avenue. (*Anton Jerve, 651/266-6567*)

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

#18-075-276 Village on Rivoli – Conditional use permit for a 26-home cluster development with variances of minimum building width (22 ft. required, 7 homes with 16 ft. width), garages exceeding 60% of building width and placed in front of the homes and primary entrances not front third of the homes. 660 Rivoli Street et al., terminus of Rivoli Street south of Mt. Ida and west of Otsego. (*Bill Dermody, 651/266-6617*)

Commissioner Reich abstained from voting as the applicant is a client of his firm.

Commissioner Vang asked if the goal is to provide housing at a cost of under \$200,000 per house. Commissioner Edgerton affirmed that that is the case.

Commissioner Vang asked for clarification that the applicant hopes to lower costs by assembling the home components in a factory and then delivering them on-site.

Bill Dermody, PED staff, confirmed that the structures are modular homes constructed in the factory and shipped to the site, which allows efficiencies in the construction costs.

Commissioner Vang stated a concern with the life span of manufactured homes compared to a conventional house built on-site.

Mr. Dermody said that he does not have numbers for the life span comparison, but any structure will have to meet the building code. Modern-day manufactured homes tend to be of higher value than those built during the 1970s and 1980s.

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

#18-026-074 Starbucks – Modification of site plan for existing coffee shop with drive-through sales. 234 Snelling Avenue North, SE corner at Marshall. (Josh Williams, 651/266-6659)

Commissioner Edgerton announced that this case has been laid over to the August 2, 2018 Zoning Committee meeting.

Commissioner Lindeke asked about the process for review of the Starbucks site plan and who the correct party is for people to comment to.

Josh Williams, PED staff, said that people are alleging in their comments provided on the site plan that there is a violation of the conditional use permit (CUP). The CUP is what allows for a drive-through to be there. What was before the Zoning Committee was only the site plan. The Zoning Administrator would need to determine whether or not there has been a violation of the CUP. If the Zoning Administrator determines that there is a violation, they would refer it back to the Planning Commission.

Commissioner Lindeke asked who he should contact if he has questions.

Mr. Williams said he believes it is a matter of zoning enforcement; complaints can be directed to the Zoning Administrator, who will evaluate the situation to determine whether or not there is in fact a zoning violation.

Commissioner Lindeke asked for confirmation that complaints can be directed to the Zoning Administrator. Mr. Williams confirmed that.

Commissioner Lindeke said that is why he was curious about the very long-winded process at the

Zoning Committee meeting and why are they talking about this here when it's a matter of enforcement by the Zoning Administrator.

Mr. Williams said the intent is to find a way to improve the site without going through the step of evaluating whether or not the CUP should be reexamined. The advice from the City Attorney is that we have an obligation to work with applicants to explore options if there are issues with the way the site is functioning.

Commissioner Baker asked for clarification of the Zoning Administrator's authority if there is an issue and the Zoning Administrator's ability to refer the case to the Planning Commission.

Mr. Williams said he believes that is the case. This is a relatively unusual circumstance, but it is up to the Zoning Administrator to determine whether or not there is in fact a violation of the CUP.

Commissioner Baker asked whether there ever been a time that the Planning Commission or Zoning Committee asked the Zoning Administrator to revisit a case.

Ms. Thompson and Mr. Williams both said not to their knowledge.

Commissioner Edgerton announced the items for the next Zoning Committee meeting on Thursday, August 2, 2018.

VI. Comprehensive and Neighborhood Planning Committee

Commissioner Mouacheupao announced that staff is working away at the 2040 Comprehensive Plan.

VII. Transportation Committee

Commissioner Lindeke announced the items on the agenda for their next Transportation Committee meeting on Monday, July 30, 2018. The Committee is exploring changing the meeting time to start at 4:30 p.m. for a trial six-month period.

VIII. Communications Committee

No report.

IX. Task Force/Liaison Reports

Commissioner Ochs gave an update about the ReConnect Rondo and the Rondo Land Bridge, announcing that he met with Marvin Anderson, Executive Director of ReConnect Rondo, on the site of the Rondo Commemorative Plaza. The land bridge is being conceived as more than just a physical addition to the city; the goal is to create a larger zone of workforce and housing opportunities to address the displacement that happened in Rondo when I-94 was built.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:03 a.m.

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

Respectfully submitted,



Lucy Thompson
Interim Planning Director

Approved August 10, 2018
(Date)

Luis Rangel Morales
Secretary of the Planning Commission