

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

WEEK OF JANUARY 8-12, 2018

Mon (8)

**4:00-
5:30 p.m.** **Transportation Committee**
(Bill Dermody, 651/266-6617)

13th Floor – CHA
25 Fourth Street West

Pedestrian Plan Representative from the Transportation Committee – Fay Simer (*Public Works*)

Riverview Corridor Locally Preferred Alternative – Mike Rogers (*Ramsey County Regional Rail Authority*)

Tues (9)

Weds (10)

**4:30-
6:30 p.m.** **Comprehensive and Neighborhood Planning
Committee**
(Lucy Thompson, 651/266-7578)

13th Floor – CHA
25 Fourth Street West

Future Land Use Map – Final review of draft. (*Anton Jerve, 651/266-6567*)

Housing Chapter – Final review of draft. (*Jamie Radel, 651/266-6614*)

Introduction Chapter – Final review of draft. (*Lucy Thompson, 651/266-6578*)

Implementation Chapter - Final review of draft. (*Bill Dermody, 651/266-6617*)

Thurs (11)

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

1896 Summit Avenue West-Summit Avenue West Heritage Preservation District, by Todd Kendall-Renewal by Anderson for review and approval to replace 31 windows in the structure. (*Gause, 651/266-6714*)

Old Business

Saint Paul African-American Historic and Cultural Context, 1837 to 1975, presented by Aurora Saint Anthony Neighborhood Development Corporation (ASANDC) for HPC review and adoption. (*Boulware, 651/266-6715*)

New Business

Resolution designating staff as the Commission's designee.

Annual Meeting

Draft 2017 Annual Report and Permit Statistics

Election of Officers for 2018 (Nominating Committee: Dana, Kimker, Trimble)

Draft 2018 HPC Staff Work Plan

Committees

Nominate Preservation Week 2018 Committee

Survey and Designation Committee (*Bezat, Ferguson, George, Peroutka*)

Staff Announcements

December 2017 Design Review Statistics and Highlights

Fri **(12)**

8:00 a.m. Communications Committee
(*Donna Drummond, 651/266-6556*)

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

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

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

PUBLIC HEARING: Southport Industrial District Study – Item from the Comprehensive and Neighborhood Planning Committee. (*Kady Dadlez, 651/266-6619*)

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

NEW BUSINESS

#17-221-608 Scheffer Community Center – Conditional use permit for replacement and expansion of community center building, with variances of required parking spaces (22 required, 20 proposed) and front setback (25 ft. required, 18 ft. proposed). 230 Como Avenue, SE corner at Galtier Street. (*Jamie Radel, 651/266-6614*)

#17-206-385 Marshall & Moore Apartments – Site plan review for a 5 story, 16 unit, apartment building with 30 structured parking spaces and one surface parking space. 1973-1977 Marshall Avenue, NE corner at Moore Street. (*Tia Anderson, 651/266-9086*)

**Comprehensive and
Neighborhood Planning
Committee**

2040 Comprehensive Plan – How equity and public health are being reflected in draft goals and policies. (*Lucy Thompson, 651/266-6578*)



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street, Ste. 1400
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6549

Date: January 5, 2018

To: Planning Commission

From: Kady Dadlez (651/266-6619)

Re: Southport Industrial District Study

A hardcopy of the study was included in the Planning Commission packet when it was released for public review on December 1, 2017. An electronic version of the study can be found on the Current Activities webpage at the following link [Southport Industrial District Study](#). Note also that the webpage contains an executive summary for the study that was created at the request of the Planning Commission. The summary was translated into Spanish and Somali and those versions can be found on the webpage as well. The English version is attached.

Southport Industrial District Study

Attached for your review is the Southport Industrial District Study. It was prepared in response to a City Council resolution approved in December 2015 requesting the Planning Commission undertake a study addressing Southport safety and health issues. The resolution sprang from concerns raised by the residential community about the environment and health issues during the permitting process for a tenant in the Southport Industrial District earlier that year. The study addresses the issues raised in the City Council resolution and makes recommendations. A copy of the resolution is in Appendix A of the study.

Study Engagement and Process

PED and Saint Paul Port Authority staff attended a meeting with concerned citizens in July 2016 and then coordinated three community meetings in September and November 2016 and May of 2017 to hear community concerns and questions and provide information. Staff from the Minnesota Pollution Control Agency, Minnesota Department of Health, Saint Paul Port Authority, and the Saint Paul Department of Emergency Management attended and presented information at the community meetings. In addition, representatives from Union Pacific Railroad participated in one of the meetings. The attached study is the result of the information gathered, and in response to the concerns and questions raised, at the community meetings.

Study Recommendations

Recommendations include actions to improve air quality, inform residents about making complaints to the City and the Minnesota Pollution Control Agency, minimize road blockages by trains, and encourage participation in emergency preparedness and public health offerings.

If you have any questions contact Kady Dadlez, 266-6619.

Southport Industrial District Study

Executive Summary

The Saint Paul City Council initiated the Southport study in December 2015 to address safety and health issues in the area generally bounded by Holman Field (airport) on the north, Mississippi River on the east, South Saint Paul on the south, and Concord Street on the west. The resolution sprang from concerns raised by the residential community about environment and health issues during the permitting process for a tenant in the Southport Industrial District earlier that year. Results of air quality monitoring were also a cause for concern at that time.

Concerned residents formed a group called Protect our Riverfront Together, or PORT. An initial meeting with PORT in July 2016 set forth a plan to hold a series of community forums to present information and hear questions and concerns which provided direction for development of the study.

The community forums were attended by area residents, workers, and business representatives. Staff from the City of Saint Paul's Departments of Planning and Economic Development and Emergency Management attended meetings to provide information and answer questions as did staff from the Saint Paul Port Authority, Minnesota Pollution Control Agency, Minnesota Department of Health, and Union Pacific Railroad.

The study provides background information on Southport including a map identifying the location of area business and their activities.

Study topics include:

- Air quality monitoring activity by the Minnesota Pollution Control Agency
- Fugitive dust and strategies for reducing it
- Fire and burning and impacts to air quality
- Public health including Saint Paul – Ramsey County efforts; Minnesota Department of Health Public Data Access Portal; cancer occurrence and the Minnesota Cancer Surveillance System
- Analysis of traffic including truck & train counts and trains blocking Barge Channel Road
- Alternative access route discussion and steps to address issues until a new access is built
- Emergency response information including neighborhood notice, evacuation, train accident response, railroad safety, train cargo, and chemicals used by Southport businesses
- Great River Passage Master Plan discussion
- Future of Southport – the Port Authority's River Action Strategy and Port Optimization Plan
- Background on the Minnesota Port Development Assistance Program
- Community Forum summaries are included in the study's appendix

Study recommendations include:

- Improve air quality by reducing fugitive dust; the study suggests possible actions including paving unpaved surfaces
- Improve air quality by addressing truck idling and diesel emissions
- Inform the community about making complaints to the City and Minnesota Pollution Control Agency; encourage individuals to make complaints when conditions exist that warrant concern
- Inform residents, businesses, and motorists about the ordinance regulating train blockages and encourage them to contact Union Pacific Railroad officials when blockages by *standing* trains exceed 10 minutes; encourage Union Pacific Railroad to minimize times when its trains, whether moving or standing, block Barge Channel Road
- Encourage community participation in Emergency Management workshops on personal preparedness
- Encourage individuals to “opt-in” to the City’s emergency notification system to receive alerts when a public safety threat or emergency occurs
- Inform the community about the mobile phone application called Nextdoor
- Encourage the Guadalupe Alternative Programs School and other neighborhood assets to request a visit from the Saint Paul Fire Department/Emergency Management to review procedures it should take in the event of an emergency, including sheltering in place
- Encourage the community to take advantage of community meetings offered by Saint Paul-Ramsey County Public Health on the following topics:
 - Small steps to support health and safety
 - Fostering neighborhood connections and conversations
 - City-County Vulnerability Assessment
- Encourage a community conversation about information that can be requested from the Minnesota Cancer Surveillance System and consider whether to make a request
- Consider requesting a speed limit reduction on Barge Channel Road and installation of speed limit signs along the road

The study was prepared by staff from the City’s Department of Planning and Economic Development. The study can be found at <https://www.stpaul.gov/departments/planning-economic-development/planning/current-activities> Contact Kady Dadlez with questions at kady.dadlez@ci.stpaul.mn.us or 651-266-6619.

12-05-2017

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

Minutes December 1, 2017

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 1, 2017, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Eckman, Lee, Thao, Underwood; and Messrs. Baker, Edgerton, Fredson, Lindeke, Perryman, Risberg, Vang, and Wojchik.

Commissioners Absent: Mmes. *Mouacheupao, *Reveal, and Messrs. *Khaled, *Ochs, Oliver, *Rangel Morales, and *Reich.

*Excused

Also Present: Donna Drummond, Planning Director; Lucy Thompson, Allan Torstenson, Josh Williams, Kady Dadlez, Jamie Radel, Tony Johnson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes October 6th, October 20th, and November 3, 2017.

MOTION: *Commissioner Baker moved approval of the minutes of October 6, 2017. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Baker moved approval of the minutes of October 20, 2017. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Baker moved approval of the minutes of November 3, 2017. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Terri Thao, First Vice Chair, chaired the meeting. She announced that Chair Reveal will be asking commissioners to be on the Nomination Committee to nominate officers for next year. If anyone has interest in any of those positions please let Chair Reveal know.

III. Planning Director's Announcements

Donna Drummond reminded commissioners to fill out the Committee Preference form if they haven't done that already. The Steering Committee will be meeting before the next meeting on December 15th to review the results and decide when the Comprehensive and Neighborhood

Planning Committee will be meeting. She noted that the Mayor-elect Melvin Carter has announced an open application process for appointing his department heads, and will have community review panels reviewing applications and interviewing applicants. Planning staff will be briefing the Mayor elect and his staff on the progress on the Comprehensive Plan update. On next week's Council agenda there will be a resolution related to the petition that's been submitted related to the Ford Plan. A group of neighborhood residents are unhappy about the decisions that were made on the Ford Public Realm Plan and Zoning and have submitted a petition that this issue be on the ballot next November for referendum. The resolution that is on the council agenda for next Wednesday will determine or state that the petition is insufficient because it didn't meet the percentage of signatures needed to be on the ballot based on this most previous election, because of the number of people who voted this election was a lot higher than the last election. Also it will state that because state law is so prescriptive in how zoning decisions are to be made that it is not valid to use referendum to make those decisions. This opinion is based on several previous court cases.

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, December 5, 2017:

- St. Catherine's University – New off-street parking lot at 2004 Randolph Avenue. St. Catherine's University SPR #17-213804
- Zvago Cooperative (FKA Luther Place Seminary) – New Multi-Family Residential at 2265 Como Avenue. Matt McNeill-Ecumen SPR #15-186591

NEW BUSINESS

#17-211-599 Dorothy Day Place – Conditional use permit to increase the number of overnight shelter beds from 278 to 320. 435 Dorothy Day Place (formerly Main Street), NW corner of 6th and Dorothy Day Place. *(Jamie Radel, 651/266-6614)*

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

#17-210-652 Scout Service Center – Rezone from OS Office Service to T2 Traditional Neighborhood. 393 Marshall Ave., NW corner at Western. *(Tony Johnson, 651/266-6620)*

Commissioner Edgerton noted public testimony expressing a desire for more community review, and in response said he thinks it would be worthwhile to have a Zoning Committee public hearing to consider the site plan.

Commissioner Baker asked if the Zoning Committee recommendation to approve the rezoning was predicated on reviewing the site plan at Zoning Committee.

Commissioner Edgerton replied no, having the site plan come to the Zoning Committee was not considered at the Zoning Committee meeting, just his thought after the meeting.

Donna Drummond, Planning Director, noted the 2004 Planning Commission resolution that generally delegates authority for site plan review to the Zoning Administrator, and lays out criteria for bringing an individual site plan to the Planning Commission for review. The Zoning Administrator can decide to bring a site plan to the Planning Commission or the Planning Commission can vote to bring a site plan to the Planning Commission for review. In the 9 years that she has been the Planning Director she does not believe that there has ever been a vote by the commission to bring a site plan to the Planning Commission because the Zoning Administrator has been proactive about referring site plans to the Planning Commission for review if they are major projects or if there are neighborhood concerns or major community discussion about it. She will talk with the Zoning Administrator about bringing the site plan to the Commission.

Commissioner DeJoy said that some neighbors talked about not receiving notification for the hearing. Property ownership information and addresses used for public notification is from Ramsey County records that may not be completely up to date, but it is important for neighbors to know that notification requirements were followed.

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, December 7, 2017.

V. Joint Comprehensive and Neighborhood Planning Committee

Southport Industrial District Study – Release draft for public review and schedule a public hearing for January 12, 2018. (*Kady Dadlez, 651/266-6619*)

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

Commissioner Baker commented that there are many factors contributing to the fugitive dust problem in the Southport area. He asked whether members of the Protect Our Riverfront Together (PORT) group are affected by fugitive dust.

Ms. Dadlez said that fugitive dust is anything that does not come out of a vent or a smokestack, and there are no businesses with vents or smokestacks in the Southport area. At the first meeting with the PORT group, attendees expressed concerns about asthma in children and respiratory disease in older residents. These concerns point directly to air quality in the area. The Minnesota Pollution Control Agency (MPCA) identified fugitive dust as a major contributor to air quality concerns in the area. The area near Our Lady of Guadalupe Church was assessed as part of the MPCA's community air monitoring program in 2014. While they detected some elevated levels of arsenic, though nothing that exceeded a standard, there were enough concerns to do follow up monitoring. This led to the yearlong monitoring that took place in 2016.

Commissioner Baker said there are no vents or smokestacks in the Southport area, but that vehicle idling and venting from diesel trucks affects air quality in the area.

Ms. Dadlez agreed, and said that dust kicked up by trucks going into and out of Barge Channel Road is a major source of fugitive dust as well.

Commissioner Lindeke asked several questions: 1) what speed limit would Ms. Dadlez recommend for Barge Channel Road; 2) how has truck and rail traffic changed over the past 10 to 20 years; and 3) does the study relate at all to the bike trail proposed to go through the area, and if so how is traffic impacted by it.

Ms. Dadlez said the current speed limit is 30 mph; she does not have a specific recommendation for how much that could be reduced, whether 5, 10, or 15 miles an hour. We do know that fugitive dust can be reduced with slower speeds, especially during windy conditions. She added that Alter Corporation which is at the southern end of Barge Channel Road sweeps the street a couple of times a week to pick up dirt that truck tires pick up and carry off-site.

Commissioner Lindeke said that it might be useful in the recommendations section to suggest a specific speed reduction to reduce dust, though he does not know what the right amount is, say 15 miles per hour. He added that speed along Barge Channel Road is not a big issue for traffic, the single point of access into and out of the area is the greater issue for traffic.

Ms. Dadlez said regarding the bike trail through the area, she does not know a lot of specifics about it but she does know that Parks staff is working with the Port Authority and others on plans to bring the bike trail through the area. She has no details to provide but knows the necessary parties are working on it.

Regarding Commissioner Lindeke's question about trends in truck and rail traffic Ms. Dadlez said that she is not sure about rail but truck traffic has increased over time in tandem with increased barge shipping. The Port Authority's goal is to optimize the use of the barge channel which has a relatively new dock wall. Union Pacific Railroad attended one of the community forums and said that there had been a lot of improvements made in the switching yard in South Saint Paul just south of the study area that was really helping to limit the amount of time that trains block Barge Channel Road. Union Pacific Railroad representatives were made more aware of what the neighborhood concerns were regarding trains blocking the road in that they were not just traffic and congestion-related concerns but also about air quality and access for emergency vehicles when trains block access into and out of the area.

Commissioner Lee said that this is a very comprehensive study and asked what the plans are to simplify it for residents so they know what the public hearing is about and how they can bring forth their concerns.

Ms. Dadlez said that she did not anticipate an interest in simplifying the study. She noted that she had heard that the West Side Community Organization (WSCO) identified environmental justice as one of its new initiatives and they have hired someone to take that on. Perhaps the person in that role will be able to help make the study useful and accessible to area residents.

Commissioner Thao requested that Ms. Dadlez repeat the presentation given today prior to the public hearing in January and asked whether WSCO will be offered an opportunity to have the study presented to them prior to the public hearing.

Ms. Dadlez said she had not planned on that but she certainly could make the offer to WSCO.

Commissioner Lindeke said it would be good to have a one page summary document of the study translated into Spanish.

Ms. Dadlez thanked Commissioner Lindeke for the suggestion.

Commissioner Edgerton asked what is the end target here, is this a freestanding report on its own, does it get adopted as part of the Comprehensive Plan, where will it go?

Ms. Drummond said that this is not a typical land use and zoning study that we would normally undertake and in those cases we're adopting a plan as an addendum to the Comprehensive Plan. This is not really a plan the would fit into the Comprehensive Plan, so we're recommending the Planning Commission review it and make any recommendations it desires on to the Mayor and City Council. And we would recommend that the City Council approve the study or adopt it and it could be used to guide City positions or City policies in the future but it wouldn't technically be a part of the Comprehensive Plan.

Commissioner Wojchik said one of the first things that Ms. Dadlez said was that the issue of fugitive dust was related to unpaved roads. Given that unpaved roads in the Southport area contribute to the fugitive dust problem why isn't paving one of the study recommendations?

Ms. Dadlez said it is one of the recommendations and if it is not included it is an oversight and should have been one of the first recommendations. She added that the Port Authority is planning to undertake some paving this spring at an intersection and this will help reduce dust. The study identifies paving unpaved driving surfaces as one way to reduce dust, especially the most traveled unpaved areas.

Ms. Drummond added Port Authority staff will be invited to attend the public hearing and this would be a chance for the Commissioners to ask them more questions about their operations in Southport.

Commissioner Risberg said looking at the recommendations, what might the process be after this for coming up with a more specific action plan and funding recommendations, and where those funding sources might be. Is that dependent on City Council decision making? He is unclear about this.

Ms. Dadlez said there is not a plan of action beyond seeing the study through the review and approval process with the Planning Commission and City Council and getting the study into the hands of area residents and businesses to use it as a guide for understanding what is happening in the area. She added that the Port Authority and Union Pacific Railroad are very interested in developing plans for a grade separated access onto Barge Channel Road and are pursuing grant funding for planning, design, and construction.

Commissioner Risberg asked whether this project will be raised at the public hearing.

Ms. Dadlez said she is not sure but the Port Authority did present a proposal for a grade separated road to WSCO in October when they were seeking a letter of support from the community for the

federal and state grant applications. Union Pacific Railroad would be a financial partner in the project.

Ms. Drummond added that the question is, more generally, how do these plans get implemented. Plans lay out information and recommendations and there are often multiple parties that can use the information or those recommendations to either apply for funding to different programs or a neighborhood group could use that as a reason to approach the City Council for some kind of action or use it as part of a justification for a CIB application, that type of thing. The study does not mandate that money be spent on the things that are recommended in the study but it is support for that when there is an initiative to apply to various funding sources or take various actions.

Commissioner DeJoy said that page 12 of the study identifies a list of strategies to control fugitive dust and the first bullet point is paving unpaved driving surfaces. These are not called recommendations but identified as strategies for controlling fugitive dust.

Commissioner Underwood said that many people may not be familiar with the Southport area if you don't live there or work there. She encouraged commissioners to go to Our Lady of Guadalupe Church, and just stand in the parking lot for a few minutes to understand what this study is all about, and why the neighbors organized and pushed for this work. It really gives a good context. Also, the community is largely Latino and Commissioner Lindeke's suggestion of a one page summary translated into Spanish is a good one and she strongly encouraged that the whole study be translated into Spanish. The community has put a lot into this and all of the information should be provided in Spanish. To Commissioner DeJoy's point there is more specific action identified in other places in the study, she encouraged the study summary and recommendations to be strengthened by providing more specifics.

Commissioner Eckman asked if there was any information given why the EPA small grant application was not funded.

Ms. Dadlez said they did not get any information only that it was unsuccessful.

Commissioner DeJoy asked if staff is aware of any efforts beyond the borders of Saint Paul, like down into South Saint Paul if similar efforts are being looked at.

Ms. Dadlez is not aware of any other efforts. The only contact she had with South Saint Paul was inquiring if they had any plan for an alternative access and at that time they said no.

Commissioner Baker said if we move forward with this will there be more meat on the recommendations?

Ms. Drummond said usually the procedure is to release something for public review and then take in the testimony that comes in. Then the committee can consider all of that plus the discussion here today and decide what changes the committee would like to recommend to the study.

Commissioner Thao added that as chair of that committee Commissioner Baker is welcome to join them for discussion on that day.

Commissioner Eckman asked if the City or PED have a general policy around translating documents like these. It would be great if all of it was in Spanish. She works for a small nonprofit and they do have people who will do it for free, but she also wants to recognize that it can be very expensive. Is translation a regular line item for City department and committee documents?

Commissioner DeJoy added that there is a large Somali community that lives along Concord Street and Caesar Chavez Street so for us to say this document should be translated only in Spanish gives her concern that we are not including everyone.

Ms. Drummond said that the Department of Planning and Economic Development(PED) does have a budget for translation and hiring translators, at meetings and things like that and we will certainly investigate the possibilities for developing an executive summary and translating that and then to see what would be entailed in translating the whole document.

Commissioner Lindeke said it's a good opportunity to work with the neighborhood groups and get that bottom up feedback.

MOTION: Commissioner Perryman moved on behalf of the Joint Comprehensive and Neighborhood Planning Committee to release the draft for public review and set a public hearing on January 12, 2018. The motion carried unanimously on a voice vote.

Draft Water Chapter of the 2040 Comprehensive Plan – Overview and Key Themes. (Josh Williams, 651/266-6659)

Donna Drummond, Planning Director, asked Lucy Thompson to give an update on upcoming schedule for drafting, release and adoption of the 2040 Comprehensive Plan.

Lucy Thompson, PED staff and lead for the Comprehensive Plan update, said that at the January 24, 2018 Comprehensive Planning Committee meeting, staff will have a full draft for the Committee to approve for presentation at Open Houses in February 2018. There will be two Open Houses – February 10 and 13 – at which the entire draft will be available for *preliminary* review. The Mayor-Elect will be briefed in January, and staff will meet with district councils and advocacy groups as requested in February and March. The schedule has the Planning Commission releasing the *final* draft on March 9 and setting a public hearing for April 20, 2018. The goal is to have the final Plan adopted by the City Council in June so that the required 6-month adjacent municipality review can occur before the Plan is due at the Metropolitan Council on December 31, 2018. Ms. Thompson encouraged all Commissioners to come to the Comprehensive Planning Committee meetings whether they are on the Committee or not, as it is an opportunity to delve into Plan content in much more detail.

Ms. Drummond added that, besides the original Open Houses in 2015, staff did a robust community engagement process in 2016 where they talked to over 2,600 people and received over 3,000 comments. Staff tracked attendance, matched it with city-wide demographics and felt that they got a representative sampling of the community. The community engagement effort for the 2040 Comprehensive Plan was much more extensive than that done for the existing Comprehensive Plan. With additional input from district councils and advocacy groups, staff feels that the public hearing draft will truly capture the community's aspirations and vision.

Josh Williams noted that in addition to the chapters Ms. Thompson mentioned there is a new Comprehensive Plan requirement this year to update the chapter addressing the Mississippi River Corridor Critical Area based on new DNR (Department of Natural Resources) rules that were developed over the past few years. The new state rules mandate management standards and that cities with land in the critical area adopt a new plan and new ordinances that are consistent with the requirements of the new rules. He will be working on that in the coming months as well. It's focused on a part of the city so it is different than the more general Comprehensive Plan chapters that cover the whole city.

Mr. Williams gave a power point presentation on the draft Water Resources chapter of the Comprehensive Plan, which can be seen on the web page at:
<http://www.stpaul.gov/planningcommission>

Commissioner Lindeke said that he read an article recently about the impact that road salt in the winter plowing has on water quality, surface water, rivers and lakes. He asked whether that topic came up in the plan development process and, if so, how it is addressed.

Mr. Williams said the issue is addressed in detail in the Local Surface Water Management Plan, which is incorporated into the Water Chapter as an appendix. The issue is that chloride gets into surface waters and it is not good. A few years ago Saint Paul tried to cut back on salt usage and it just happened to coincide with a terrible winter for ice on roads with freeze and thaw cycles. One thing specifically that Public Works is doing is moving to a brine system, where road salt is dissolved in water. Rather than applying solid salt which goes all over, brine can be applied beforehand, so when the snow comes down it's already been treated. It is a lot easier to titrate the amount that's being applied. But it is expensive, because it requires different equipment. The City did get a grant to help upgrade their fleet, but Mr. Williams did not have details on the grant.

Commissioner Edgerton suggested adding specific policy language to the Water Resources Chapter regarding salt application.

Mr. Williams said that is a good suggestion, because although salting goes with the snow removal, which is already referenced in the chapter, they really are two different activities.

Commissioner Baker stated that he wanted to make sure that there is still an emphasis on equity in the chapter. He noted that a lot of people automatically go to race and ethnicity when discussing equity, but that there are also other aspects to equity. He gave a general example of maintenance practices: where things happen and who gets maintenance first compared to others. He suggested that it would be worthwhile to think about or even create an internal rubric or criteria for making sure that an equity lens is applied to those types of decisions. He also suggested it could apply to policy implementation as well.

Mr. Williams said that it is challenging for the Water Resources Chapter in particular, and that he struggled with how to apply an equity lens. He gave an example of the storm sewer system; it serves the whole city, and its construction is largely based on spatial factors. Mr. Williams added that Commissioner Baker's comment was well taken, and that he agreed it is a very important issue. He said that the issue also came up in committee review of the chapter.

Commissioner Baker added that it is important to have language and commitment to equity within the chapter because even though the City or an administration may commit to equity in other ways, it is important for the Comprehensive Plan to provide guidance and to positively confirm that commitment in policy.

Commissioner Wojchik said on the operational side it is challenging to build equity into public utilities and storm water management, but there are some good examples. He specifically encouraged City staff to look at the city of Seattle. He stated that the Seattle public utility built in really good equitable policies and implementation into their operations and maintenance practices. Commissioner Wojchik stated the he also thought the emphasis on integrated approaches in the plan is really important. He noted that the topic of resiliency was somewhat lacking in the chapter, and that connection between land use and water is so important in regard to resiliency. He asked whether or not Anne Hunt, the City's environmental policy director, was involved in the development of the Water Resource Chapter. He added the he was more generally concerned that staff sometimes work in a very siloed way on the different chapters of the Comprehensive Plan, that it is important that the various chapters speak to one another.

Mr. Williams said that he thought Commissioner Wojchik raised a very good point, and he agreed that the subject matter is definitely in Ms. Hunt's area of expertise. He said that Ms. Hunt is not on the chapter working group, but she is part of the City's Water Resources Working Group (WRWG), and that there is a high degree of overlap between the chapter working group and the WRWG, which was established by the City Council a number of years ago. He continued by noting that the idea behind the WRWG is that the City should take an integrated approach to thinking about water resources. Mr. Williams went on to say that the City has been working on resiliency and climate response plans, with the work led by Ms. Hunt, and that he believed those plans were close to completion. He concluded by noting that Kady Dadlez has been involved in helping make sure staff are keeping the major goals and strategies of those plans as a focus or lens for development of the Comprehensive Plan chapters.

Commissioner Edgerton stated the content of the Water Resources Chapter is good and that it checks off all the boxes with regard to what typically goes into these plans. He continued by saying that although he is on the [Comprehensive Planning] committee, he didn't previously raise but felt that equity and especially equitable access is important, and suggested that it would be worth discussing again at the committee level. He noted that, worldwide, access to clean water and sanitation is a huge issue. He continued that while he hopes that it is not a huge issue in Saint Paul, he does know that access to showers is an issue for the homeless population, and that is something that should be considered, at least, on a policy level. He added that another issue is access to surface water as an amenity for recreation or even just enjoying as a natural resource, and that may warrant more consideration at a policy level as well.

Mr. Williams agreed that there are some real equity issues that can be address in the chapter. He suggested that one way to do so would be in regard to infrastructure, noting that the City takes care of what's in the public right-of-way, but that from the property line it is the property owner's responsibility. He noted that when streets are reconstructed under the Saint Paul Vitality Program, a property owner can have a lead water supply line replaced with some assistance from the City. It is not free, but the cost is can be paid for over 20 years as an add-on to the regular assessment and fees for service.

Commissioner Risberg asked if there were any specific elements in terms of required training or operators for applying salt/chloride, or an effort to conduct outreach to private applicators. He said that private businesses have safety concerns and so spreading salt on parking lots and walkways for stores, and a lot of it goes down the storm drain.

Mr. Williams stated that he could not say for sure but that he believes that operator training is part of what Public Works does so that their staff know how to properly apply road salt. With regard to private property, he stated that he believed it was addressed under the general education language in the Local Surface Water Management Plan (LSWMP), but that perhaps this is another case where the City might want to call it out more specifically in the Water Resources Chapter policy language, and gave an example of potential policy direction.

Commissioner Risberg said that it is also a residential issue and commercial issue. Although nothing is required by the City, we should do anything we can to encourage some of these private applicators to do salt application training. He added that what has happened at the CHS Field is a great state of the art model for how to do that, and he would like to see that transferred to other new development opportunities, such as the Ford site and the Snelling Midway soccer stadium.

Mr. Williams said that there is a comprehensive storm water system being put in at the new soccer stadium, and that water will be reused for field and park irrigation. It is not a more comprehensive reuse so they are not going to be using storm water for toilet flushing and so forth. He added that City staff is continuing to try to advance those ideas when big opportunities come up. He noted that a central feature of the design of the Ford site is a storm water feature that essentially mimics what was a natural stream that flowed across that site, with a more urban, hardscape at the top and opening into an organic natural feel at the lower end. He stated that he was not sure where discussions on that site are in terms of how additional properties will connect to it, but that it takes a lot of water to feed a feature like that, and one of the challenges is that development of such large sites takes place over time, and you have to build out the system at the front end then figure out how to recapture costs. Figuring out the operation and maintenance costs are going to be is a challenge, and the Department of Public Works has been burned before on things that ended up putting a greater cost on them than they planned for and for which they didn't have the cost recovery tools in place. But, he added, he believes the solutions are out there.

Ms. Drummond added that for the Snelling Midway site, the City Council did approve additional funding for the storm water system and that it's a district system that will serve all of the future development on the super block in addition to the soccer stadium. She noted that it is very complicated because the future users are not there yet, but the plan is that those future users will tie into the system and then pay back the City for the upfront investment.

Commissioner Risberg asked if the individual sewage treatment systems (ISTS) are found in the Highwood area, and noted that there is a compliance issue there, with monitoring finding a bacteria problem.

Mr. Williams said, yes, ISTSs are primarily in the Highwood area. But, he noted, the City is in a much better situation than we were at the time the last Comprehensive Plan was done. We've reduced by over half the amount of systems that are out there, the state has increased the requirements around maintenance and pumping and the things that help maintain those systems in good working order and in terms of compliance we're in a lot better shape than we were. In

general those systems are going to be there for a while and the City will do its best to make sure that people maintain them.

VI. Transportation Committee

Commissioner Lindeke announced that at the last meeting there were three items on the agenda, including the Hamline-Midway Soccer Stadium traffic study update, a pedestrian safety project on Grand Avenue between Snelling and Downtown, and a study about updating the City's permit parking system. The next Transportation Committee meeting is on Monday, December 4, 2017 and there are two items on the agenda.

VII. Communications Committee

No report.

VIII. Task Force/Liaison Reports

No reports.

IX. Old Business

None.

X. New Business

None.

XI. Adjournment

Meeting adjourned at 10:15 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

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

Minutes December 15, 2017

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 15, 2017 at 8:30 a.m. in the Conference Center of City Hall.

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

Commissioners Absent: Mmes. *Anderson, *Mouacheupao, *Underwood, and Messrs. *Ochs, *Rangel Morales, *Vang.

*Excused

Also Present: Donna Drummond, Planning Director; Hannah Burchill, Jake Reilly, Josh Williams, Kady Dadlez, Lucy Thompson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes December 1, 2017.

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

II. Chair's Announcements

Chair Reveal announced that she asked Commissioner Thao to chair a nominating committee for the annual meeting at the end of January, and will ask two others to join her on the committee. The slate we have to fill is the First Vice Chair, Second Vice Chair and the Secretary. If anyone is interested in any of those positions let Commissioner Thao know.

III. Planning Director's Announcements

Donna Drummond announced that the Steering Committee met this morning and looked at the tally of commissioners who had weighed in on combining the Comprehensive and Neighborhood Planning Committees, which will be permanent. The combined committee will be called the Comprehensive and Neighborhood Planning Committee, and will meet on Wednesdays at 4:30 p.m. on the weeks of Planning Commission meetings.

The City Council approved reappointments to the Planning Commission for Commissioners Anderson, Baker, Edgerton, Lindeke, Mouacheupao, and Reich. The City Council also took action on a couple of appeals of Planning Commission decisions. The Listening House case was heard two weeks ago and this Wednesday the Council upheld the Planning Commission's decision to allow Listening House to remain at the church with a lot of additional conditions.

Another Planning Commission decision was recently appealed by the Dayton's Bluff Community Council. It was an approval of a change of nonconforming use from a bar to a tobacco shop. The appeal was denied and the Planning Commission decision was upheld.

There will be a Planning Commission meeting on December 29 because there are three zoning cases that need decisions, so a quorum will be needed.

Ms. Drummond announced that Jake Reilly, who has two items on today's agenda, is leaving to become a sector representative with the Metropolitan Council. Today is his last day. We thank him for all his work with the City for the past 9 ½ years and wish him well in his new position.

Lastly Ms. Drummond announced her retirement, which will be at the end of April 2018. Her position will be posted in January for applicants.

IV. Zoning Committee

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

One item to come before the Site Plan Review Committee on Tuesday December 19, 2017:

- Weyerhaeuser apartments – new multi-family residential at 700 Emerald Street East. Neal Route-Dominium SPR #17-213701

NEW BUSINESS

#17-215-822 CP Railway Radio Shop – Conditional use permit for elevation of a building on piles rather than fill to be above the regulatory flood protection elevation. 1000 Shop Road. (*Josh Williams, 651/266-6659*)

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.

#17-215-889 PDMC LLC Senior Living – Rezone from B2 Community Business to T2 Traditional Neighborhood. 739 Selby Avenue, between Grotto and St. Albans. (*Tony Johnson, 651/266-6620*)

Commissioner Edgerton announced that the Zoning Committee recommended that this case be continued to the December 21, 2017 Zoning Committee meeting.

V. Joint Comprehensive and Neighborhood Planning Committee

Sustainable Power (Wind and Solar) Zoning Code Amendments – Approve resolution recommending zoning code amendments to the Mayor and City Council for adoption. (*Jake Reilly, 651/266-6618*)

Jake Reilly, PED staff, discussed the addition of language and changes to the use tables for community solar energy generation facilities in response to public testimony. The new language

is based on a model ordinance produced for the State of Minnesota by the Great Plains Institute with U.S. Department of Energy funding.

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.*

Union Park Community Plan – Release draft amendments for public review and set a public hearing for January 26, 2018. (Kady Dadlez, 651/266-6619)

Commissioner Perryman asked whether there is any threshold or a standard for the amount of people needed to make a recommendation on a proposed amendment regarding future land use and zoning along this stretch of Selby Avenue. He said this was raised at the committee meeting. It appears that 55 people weighed in on the issue during the community process undertaken to arrive at the proposed amendment based on the information provided by the Lexington-Hamline Community Council. Is there a standard number or percentage of people from the neighborhood weighing in on the issue before a recommendation can be made?

Donna Drummond, Planning Director, said that the future of land use and zoning along this stretch of Selby was something that was identified in the Union Park Community Plan as an issue since the Lexington-Hamline Community Council was not supportive of the recommendation for Selby Avenue east of Snelling in the draft plan. Instead of deciding what to do about this issue at the time that they submitted their plan for adoption, it was decided there should be a community process to understand what the people in that part of Selby wanted to see for the future of that street. The neighborhood did engage in a process to determine that and came back with recommended language to replace the strategy in the plan now that recommends undertaking a community process.

Kady Dadlez, PED staff, added that she does not know much more about the extent of the community process than what was provided in today's packet. The information in the packet is what the Joint Comprehensive Neighborhood Planning Committee asked for from the Lexington-Hamline Community Council. The Lexington-Hamline Community Council representative who attended the committee meeting and spoke pointed out that while that the Union Park Community Plan represents the entire neighborhood, the Lexington-Hamline Community Council is a smaller area of the entire neighborhood and the item that the proposed land use strategy relates to is about a 5 or 6 block stretch of Selby Avenue. The community outreach and process included a number of different events and between Union Park and Lexington-Hamline both groups felt like that was an adequate outreach to get input.

Chair Reveal asked whether both of the district councils approved the proposed amendment.

Ms. Dadlez replied that both district councils approved the proposed amendment, adding that there were quite a few iterations of the language before there was an agreement between both parties on what should go in the plan.

Commissioner Edgerton confirmed that the district councils are only changing one policy in the plan, adding that this is a lot of process to go through for a pretty minor change to one policy.

MOTION: *Commissioner Thao moved on behalf of the Joint Comprehensive Neighborhood*

Planning Committee to release the draft for public review and set a public hearing on January 26, 2018. The motion carried unanimously on a voice vote.

Heritage and Cultural Preservation Chapter – Overview and Key Themes. (Jake Reilly, 651/266-6618)

Jake Reilly, PED staff, gave a Power Point presentation highlighting the key ideas and directions of the draft Heritage and Cultural Preservation chapter of the draft 2040 Comprehensive Plan. The presentation is available here: <http://www.stpaul.gov/planningcommission>

Commissioner DeJoy asked if there were conversations about how the new ADA rules are affecting historic structures and their integrity. This has especially been a concern along Payne Avenue.

Mr. Reilly said that this specific issue has not been discussed. The work group talked more generally about the economic benefits of preservation and how regulatory requirements can impact those benefits. They talked about how, in other places like the United Kingdom, accessibility is more incorporated into the fabric of the physical building. The draft plan does not contain specific actions, but Policies #15 and #16 attempt to strike a balance between preservation and new development.

Chair Reveal asked Commissioner DeJoy if there have been projects that had to stop because of inability to comply.

Commissioner DeJoy said that the issue is if handicapped access can be achieved without compromising the historic nature of the building, given the proximity to adjacent structures.

Mr. Reilly said there is definitely awareness, concern and an attempt to help.

Commissioner Lindeke said that the preservation of modern (1970s) buildings could conflict with the broader values of urban design and urbanism, especially in downtown. He asked whether this issue has been discussed in the context of the Plan.

Mr. Reilly said that this specific issue had not been discussed. Goal #3, which speaks to considering heritage and cultural preservation goals and priorities in all City initiatives and departments, gets at it a bit.

Ms. Drummond added that what Commissioner Lindeke is referring to is the Downtown Urban Renewal Historic District, which has been determined eligible for the National Register of Historic Places. Generally, buildings built during the late 1960s/early 1970s are very pedestrian unfriendly and do not address the street; this creates a potential conflict when trying to preserve an important city-building era but create vibrancy at the same time.

Ms. Thompson added that it often comes down to balancing various public objectives. For example, staff is working on a “refresh” of Ecolab Plaza in light of new tenants in the buildings facing the plaza. In this case, it is a matter of taking advantage of the large plaza characteristic of 1970s buildings for use as an active public space (the plaza is a City park). Policies #15 and #16 attempt to guide this balancing act.

Commissioner Edgerton asked for clarification on the meaning of cultural preservation.

Commissioner Eckman said she really appreciates the question, because some communities have not been here 50 years so they don't really benefit from this. The question becomes whose culture and heritage is being preserved, especially in terms of new immigrants. She appreciates this section because it takes into account preservation of spaces that express the identity and sense of place of many cultures.

Mr. Reilly responded by reviewing Policy #8 specifically, which speaks to the need to continually expand historic themes and contexts so that they respond to community changes and needs.

Ms. Thompson added that we don't wait for cultures to be 50 years old; that's a benchmark for buildings. She encouraged the Commission to closely read the Introduction chapter, which contains a list of core values. One of these core values is that we recognize and celebrate our shared, complex, inter-related histories.

Commissioner Lindeke said that understanding that complexity and the multiple histories is really important. There are recently several examples where new development and unique histories have bumped up against each other: Listening House in Swede Hollow (a neighborhood that historically housed the homeless); the proposed modern streetcar along W. 7th, which was a historic streetcar route; and affordable housing on the West Side Flats.

Commissioner Lee said that she knows people in the Hmong community who are working on very interesting things, and she could connect them with Mr. Reilly. It would be interesting and authentic to connect with community groups who are looking to do something like this and how to leverage that work.

Mr. Reilly said that he will make sure that information is passed on to George Gause, lead HPC staff. He pointed out Policies #18 and 19 that support consulting with all communities, and prioritizing the recognition of historically under-represented communities and their histories.

Commissioner Khaled said this work reminds him of the type of work nationally that Julie Nelson and Glen Harris are doing in conjunction with their roles at the Center for Social Inclusion, as well as the Government Alliance on Race and Equity. He encouraged staff to connect with them.

VI. Great River Passage Initiative – Informational presentation by Mary deLaittre, Manager, Parks and Recreation Department.

Mary deLaittre, Manager, Parks and Recreation Department, gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Lee expressed interest in what this great initiative will do for young people in the city. Not only to those that are aware or have adult people in their lives that do this kind of work with their children but also to the children who don't have the opportunity. She recalled the opportunity to go on a school field trip to the Mississippi River that she did in the 6th grade. She suggested that when creating program criteria and opening this to the community that the underserved populations in the city knows about it and can access such programs.

Mary deLaittre, with Parks and Recreation, said that is their goal to bring more people to the river in a whole variety of different ways as well as bring the river to the people so they know it is there. There are a lot of people that don't necessarily know it is there. That is a really big charge for them but they are working very hard both in cultivating partners and a variety of other ways to meet that.

Commissioner Khaled said commented on the founding board makeup and noted Ms. deLaittre spoke about the next generation of civic philanthropists. He encouraged her to reach out to the Twin Cities Chapter of American Practitioners of Philanthropy to make sure that when talking about the next generation of civic philanthropists you can deeply engage with what that population might look like in the Twin Cities as well as the Ron McKinley Philanthropy Fellowship program and advice from the Headwaters Foundation on ensuring that you can live up to that phrasing.

Ms. deLaittre said that she will follow up with Commissioner Khaled for the names of the people he mentioned.

Commissioner Lindeke said that he is obsessed with Pig's Eye Lake and he encouraged her to get people in boats as much as possible to see this area because it is so amazing with hundreds of birds flocking to this lake.

Ms. deLaittre said that they are looking into doing paddle share down there.

Commissioner Baker wanted to follow up on funding for the Eastside River District. It seems as if they had already solidified funding, public funding for the river balcony.

Ms. DeLaittre said that for the river balcony there was funding for the master planning and they have raised over half the funding for going into schematic design but they are waiting for additional private resources to come in. Regarding the Eastside, Ms. deLaittre said they are in the very first steps. For instance she spoke recently to the Saint Paul Port Authority not only to see if they were interested in being a partner with them to fund the schematic design side of things but they have also offered to make a full presentation to all the business owners down there to see if they would be interested in funding the private side of the schematic design expenses.

Commissioner Baker asked if there was public funding committed for the schematics for the Eastside River District.

Ms. deLaittre said that she does not know yet. It is so preliminary and the partners have said they are all interested in moving forward. Other than us at the Great River Passage they have not had dollar commitments yet. One of the things they are trying to sort out is whether this can be done with private dollars, and philanthropic dollars as well as what would be the source of the public funds. We're just not there yet.

Commissioner DeJoy said that in 1978 she worked in the Carousel Restaurant at the top of the Radisson on Kellogg Boulevard and looking out the window there were white oil tanks where the Westside Flats are now, there were mountains of coal from the old NSP plant and noted this has not been the first plan for the river. But over the years she has appreciated the planning, and implementation of the progress of cleaning up the river. It is a much different view now as the plans continue to progress and get implemented. This is great news for Saint Paul and everyone

uses the river.

Commissioner Fredson wanted to know what the relationship is with Lilydale Regional Park. He was surprised not to see that incorporated.

Ms. deLaittre said that Lilydale is a regional park along the river and it is within their purview of the 17 miles they don't have a capital project happening there right now. She noted that Lilydale had just undergone a whole renovation to bring it up to where it is today.

Commissioner Risberg asked about engaging our urban schools and have they done outreach to the school districts? He asked her to talk about programming and how that might work.

Ms. deLaittre said from a strategic perspective with the three capital projects they always have to start first and foremost with the land owners and the jurisdictional bodies to gauge their interest in doing things. They are slowly trying to cast the net wider and wider to gauge community support and to cultivate partnerships and all of that. So working with the schools, not only public schools but also the charter schools, is absolutely part of their priorities.

VII. Transportation Committee

Commissioner Lindeke reported that at their last meeting they discussed the Phalen Regional Park Study and the Lexington-Montreal-West 7th intersection rearrangement plan. The next Transportation Committee meeting scheduled on Monday, December 18, 2017 has been cancelled.

VIII. Communications Committee

Chair Reveal said that they will be meeting in January and they are not sure they have enough members on it so the two newest members are getting randomly assigned, Anderson and Lee. This involves only one meeting that Commissioner Underwood will organize.

IX. Task Force/Liaison Reports

Commissioner Edgerton announced a citizen's advisory group meeting on the Rice-Larpentour visioning plan scheduled for January 18, 2018. After that, Jamie Radel, planning staff, should update the Planning Commission on the plan. He also reported that he had been at a meeting on the Como, Front and Dale commercial vitality zone initiative, which might be of interest to other commissioners.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 10:05 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