



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Agenda

January 26, 2018

8:30 – 11:00 a.m.

Melvin Carter,
Mayor

Saint Paul
Planning Commission

Chair
Elizabeth Reveal
First Vice Chair
Terri Thao
Second Vice Chair
Vacant
Secretary
Cedrick Baker

Aquanetta Anderson
Anne DeJoy
Shannon Eckman
Daniel Edgerton
Kris Fredson
Taqee Khaled
Chong Lee
William Lindeke
Kathy Mouacheupao
Christopher Ochs
Trevor Oliver
Adrian Perryman
John Reich
Jeffrey Risberg
Wendy Underwood
Lue Vang
Eric Wojchik

Planning Director
Donna Drummond

- I. Approval of minutes of December 29, 2017.**
- II. Chair's Announcements**
Report of the Nominating Committee and Election of Officers.
- III. Planning Director's Announcements**
Introduction of Dr. Bruce Corrie, new director of the City's Planning and Economic Development Department.
- IV. PUBLIC HEARING: Union Park Community Plan** – Item from the Comprehensive Planning Committee. (*Kady Dadlez, 651/266-6619*)
- V. Zoning Committee**
SITE PLAN REVIEW – List of current applications. (*Tia Anderson, 651/266-9086*)
NO BUSINESS
- VI. Comprehensive and Neighborhood Planning Committee**
- VII. Transportation Committee**
Riverview Transit Corridor – Approve resolution recommending the Riverview Corridor Locally Preferred Alternative to the Mayor and City Council. (*Anton Jerve, 651/266-6567*)
- VIII. Gold Line and Rush Line Transit Corridor Updates** – Informational presentation by Bill Dermody, PED. (*Bill Dermody, 651/266-6617*)
- IX. Communications Committee**
2017 Planning Commission Annual Report
Planning Director's Report on 2017 Achievements and 2018 Projects
- X. Task Force/Liaison Reports**

XI. Old Business

XII. New Business

XIII. Adjournment

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

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

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

WEEK OF JANUARY 22-26, 2018

Mon (22) _____

Tues (23) _____

Weds (24) _____

4:30-6:30 p.m. Comprehensive and Neighborhood Planning Committee **13th Floor – CHA**
(Lucy Thompson, 651/266-6578) 25 Fourth Street West

Southport Industrial District Study – Summary of public hearing testimony and revisions to the study. *(Kady Dadlez, 651/266-6619)*

2040 Comprehensive Plan Draft Housing Chapter – Additional review. New draft of Housing Chapter will be handed out at meeting. *(Jamie Radel, 651/266-6614)*

2040 Comprehensive Plan – Any outstanding items. *(Lucy Thompson, 651/266-6578)*

Thurs (25) _____

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)* HPC File # 18009

282 Sixth Street East-Commission House, Historic Lowertown Heritage Preservation District, by Meghan Elliot-Preservation Design Works (PVN), for permit review to rehabilitate the storefront, rehabilitate the windows, add fifteen new window openings on the west elevation, demolish the shed at the alley, construct a metal firestair at the south elevation, alter south elevation window and door openings, construct a rooftop deck, and for HPC comment on new signage concepts. HPC File# 18-010 *(Boulware, 651/266-6715)*

Old Business

Saint Paul African-American Historic and Cultural Context, 1837 to 1975, for HPC review and adoption of the context study. *(Boulware, 651/266-6715)*

New Business

Resolution designating staff as the Commissions 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

Policy & Procedures

#17-550 Applicant Presentation to HPC Policy

Committees

Nominate Preservation Week 2018 Committee
Survey and Designation Committee (Bezant, Ferguson, George, Peroutka)

Staff Announcements

December 2017 Design Review Statistics and Highlights

Fri (26)

8:00 a.m. Planning Commission Steering Committee **Room 41 City Hall**
(Donna Drummond, 651/266-6556) Conference Center
15 Kellogg Blvd.

8:30- Planning Commission Meeting **Room 40 City Hall**
11:00 a.m. *(Donna Drummond, 651/266-6556)* Conference Center
15 Kellogg Blvd.

PUBLIC HEARING: Union Park Community Plan – 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)*

NO BUSINESS

Transportation Committee.... Riverview Transit Corridor – Approve resolution recommending the Riverview
Corridor Locally Preferred Alternative to the Mayor and City Council. *(Anton Jerve,*
651/266-6567)

Informational Presentation... Gold Line and Rush Line Transit Corridor Updates – Informational presentation
by Bill Dermody, PED. *(Bill Dermody, 651/266-6617)*

Communications Committee... 2017 Planning Commission Annual Report

Planning Director’s Report on 2017 Achievements and 2018 Projects

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

Minutes December 29, 2017

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 29, 2017, at 8:30 a.m. in the Conference Center of City Hall.

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

Commissioners Absent: Ms. *Reveal, and Messrs. *Edgerton, *Khaled, and *Risberg.
*Excused

Also Present: Lucy Thompson, Acting Planning Director; Josh Williams, Tony Johnson, Alicia Valenti, and Sonja Butler, Department of Planning and Economic Development staff.

I. Chair’s Announcements

Commissioner Thao, the Commission’s First Vice-Chair, chaired the meeting. A Nominations Committee has been formed; they will be working on a slate of officers for 2018.

II. Planning Director’s Announcements

Acting Planning Director, Lucy Thompson, had no announcements.

III. Zoning Committee

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

NEW BUSINESS

#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 Ochs said that, in the T2 district, one of the themes is to ensure that there is improved parking or improved circulation. How can we ensure that the proposed development will maintain or improve circulation and off-street parking?

Tony Johnson, PED staff, said that the applicant is providing 96 parking spaces, which is way over the required minimum. This is allowed because they are providing the excess parking spaces in a structured parking facility.

Commissioner Ochs said that even though this is a rezoning case, his issue is with the ingress and egress to the parking facility using the alley as a maneuvering lane.

Mr. Johnson said that the intent of the design is to maintain the pedestrian orientation along Selby Avenue. The applicant did not want a curb cut on Selby to access their parking spaces. The amount of parking off of the alley is a zoning issue that could have been considered as a variance at the time of rezoning. Staff thought it was more appropriate to address this issue at site plan review, so that the traffic engineer would have ample time to determine whether parking access would have a significant impact on traffic conditions in the area.

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

#17-212-449 Halima Duale – Reestablishment of non-conforming use as a duplex. 1508 Van Buren Avenue, between Simpson and Asbury. (Josh Williams, 651/266-6659)

Josh Williams, PED staff, said that conditions #3 and #4 were included in the original staff recommendation for approval, but after speaking with DSI staff further, it was determined that these two conditions are not necessary. He noted that an amended staff report with those two recommended conditions deleted was submitted to the Zoning Committee. He stated that the intent of the conditions as originally proposed was to make sure that the structure was code compliant. After further discussions with DSI staff, he felt that previous inspections and those that would automatically be required for the work to convert the structure to a duplex were sufficient for that purpose.

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

Commissioner Baker announced the items on the agenda for the next Zoning Committee meeting on Thursday, January 4, 2018.

IV. Comprehensive and Neighborhood Planning Committee

Commissioner Thao announced the items on the agenda at the next Comprehensive and Neighborhood Planning Committee meeting on Wednesday, January 10, 2018. She reminded the Commission that the Comprehensive and Neighborhood Planning Committee meetings are now on Wednesdays.

V. Transportation Committee

Commissioner Lindeke announced that the next Transportation Committee meeting is on Monday, January 8, 2018.

VI. Communications Committee

Commissioner Underwood announced that the Communications Committee is meeting on Friday, January 12th at 8:00 a.m. in room 41, City Hall basement to review the annual report.

VII. Task Force/Liaison Reports

None.

VIII. Old Business

None.

IX. New Business

None.

X. Adjournment

Meeting adjourned at 8:48 a.m.

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

Respectfully submitted,



Lucy Thompson
Acting Planning Director

Approved _____
(Date)

Cedrick Backer
Secretary of the Planning Commission



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE MEETING
Tuesday, January 23, 2018

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

<u>Time</u>	<u>Project Name and Location</u>
9:00	SPR Committee – Old/New Business
9:15	University Enterprise Laboratories (UEL) 1000 Westgate Dr Building Addition Jay Beyer-Kropuenski – LaSalle Group SPR #18-016606
10:15	Joy of the People Athletic Field 890 Cromwell Ave New Recreational Ted Kroeten - JOTP SPR #17-223305 (previous site plan #17-029657 withdrawn)
11:00	Carver Auto Sales 1328 Point Douglas Rd S Pavement Expansion & Landscaping David Schreiner – Carver Auto Sales SPR #18-018654

Applicants should attend the Site Plan Review Committee meeting.

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

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

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

Location and Parking:

The meeting room is at 375 Jackson Street on the 2nd floor, skyway level, to your left as you exit the elevator.

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

Contact Tia Anderson (651-266-9086 tia.anderson@ci.stpaul.mn.us) or Larry Zangs (651-266-9082 larry.zangs@ci.stpaul.mn.us) if you have questions.