

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

WEEK OF JULY 8-12, 2019

Mon (8) _____

Tues (9) _____

Weds (10) _____

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

HAS BEEN CANCELED
25 Fourth Street West

Thurs (11) _____

Fri (12) _____

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

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

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

NEW BUSINESS

#19-051-492 District 2 Mobile Food Trucks – Conditional use permit for up to 10 mobile food units. 1560-1590 White Bear Avenue North, between Iowa Avenue and Hoyt Avenue. *(Tony Johnson, 651/266-6620)*

#19-051-380 Andrew Newby – Establishment of legal nonconforming status as a 3-family dwelling. 1614 Hewitt Avenue, between Snelling Avenue and Fry Street. *(Josh Williams, 651/266-6659)*

Informational

Presentation ReConnect Rondo -Project Update - Presentation by Walter Smith, ReConnect Rondo Inc.

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

Minutes May 3, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 3, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Grill, Lee, Mouacheupao, Reveal; and Messrs. Baker, Edgerton, Khaled, Lindeke, Ochs, Perryman, Rangel Morales, Risberg, and Vang.

Commissioners Absent: Ms. *Underwood, and Mr. Oliver.

*Excused

Also Present: Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Kady Dadlez, Allan Torstenson, Josh Williams, Tony Johnson, Luke Odenthal, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes March 22, 2019.

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

II. Chair's Announcements

Chair Reveal announced that they are going to stay in room 40 for the retreat, they will not have to move to the room listed on the agenda. They will get through the committee business then do the retreat.

III. Planning Director's Announcements

Luis Pereira announced that on May 1, 2019 City Council approved the appointment of a new Planning Commissioner for the Ward 4 vacancy. His name is Antonio Rodriguez, he is a Hamline-Midway resident, an Architect by background and has a career in Photography. Mr. Rodriguez will be joining the commission soon. Earlier this week the Center for Economic Inclusion had a Summit, the first of its kind an annual Summit the title was Powering Inclusion in Minneapolis, subject of an inclusive economy. PED's Deputy Director, Kristin Guild attended and the Director, Dr. Bruce Corrie attended portions of it. Dr. Corrie will be here for the retreat and he might be able to reflect a little on that. Finally, in terms of staffing there are two people that have been made offers for City Planner and City Planner Tech, they have accepted those so just trying to figure out when they can start.

IV. Zoning Committee

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

- VEIT – Re-pavement of construction waste handling area at 1305 Pierce Butler Route. Cameron Hagen, Wenck and Associates. SPR# 19-034484
- Pedro Park – New park development at 114- 10th Street East. Ellen Stewart, Saint Paul Parks and Recreation. SPR# 19-034514
- Dickerman Park – Phase 3 – New park development at 1753 University Avenue West. Dave Ronzani, Saint Paul Parks and Recreation. SPR# 19-034746

NEW BUSINESS

#19-029-318 Scannell Properties – Conditional use permit for a mixed use building up to 75 feet in height, with floor area ratio variance (3.0 allowed 4.71 proposed) 441-457 Snelling Avenue N., between Shields Avenue and Spruce Tree Avenue. (*Kady Dadlez, 651/266-6619*)

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

#19-025-163 Alan Hupp – Conditional use permit for 5-unit cluster development with modification of conditions and parking variance (7 spaces required, 4 proposed). 617 Laurel Avenue, NE corner at Dale Street. (*Tony Johnson, 651/266-6620*)

Commissioner Edgerton said the applicant requested that the case be laid over. The Heritage Preservation Commission recommended some adjustments to the plan that would require bringing it back to the Zoning Committee, probably on May 23.

Tony Johnson, PED staff, said that the Heritage Preservation Commission is reviewing the plan because the property is in the Hill Heritage Preservation District.

Commissioner Edgerton said there is a chance that this application specifically would be withdrawn and a new one would come in.

MOTION: *Commissioner Edgerton moved to lay this case over until May 23, 2019. The motion carried unanimously on a voice vote.*

Commissioner Edgerton announced the item on the agenda for the next Zoning Committee meeting on Thursday, May 9, 2019.

V. Comprehensive and Neighborhood Planning Committee

Commercial Development District: La Costa Mexican Sports Bar and Grill – Recommend approval of the proposed Commercial Development District for La Costa Mexican Sports Bar & Grill at 194 Cesar Chavez Street, and forward to the Mayor and City Council for adoption. (*Michael Wade, 651/266-8703, and Josh Williams, 651/266-6659*)

Commissioner Lindeke said he finds having only one building in a district does not make any sense and he knows there is a bar two doors down from that very spot. It just does not seem like the right way to handle this kind of application or policy. As a general comment he does not think that districts should be one building large and it seems weird that this is how we do it.

Chair Reveal agrees and asked what was the staff's explanation for that?

Josh Williams, PED staff person agreed that it is a little odd that the whole purpose of commercial development districts is to allow for liquor licenses beyond the ward's specific limits. It's a means to provide additional liquor licenses. In terms of why it's just one building, that is because the City cannot limit within a district the number of licenses, so by making it for that one specific property it ensures that any additional licenses would still have to go through this approval process. He added that the district application goes through a hearing at City Council. The Planning Commission weighs in on consistency with the Comprehensive Plan and the City Council will hold a public hearing. The establishment will still need to meet licensing requirements as well.

Chair Reveal said that it seems odd to be dealing with the liquor license consequence through a zoning decision for Planning Commission.

Commissioner Edgerton said that they have had some of these in the past and it has been a while and he was wondering if those were single buildings as well.

Mr. Williams replied that there have been a number of districts in the past that have been single building districts. He added that the licensing process is separate, and there is a potential that the Planning Commission finds the district consistent with the Comprehensive Plan, the City Council okay's the district, and then the establishment is either unable to meet licensing requirements or a license is issued license and it's later revoked. He concluded that he is not sure how common revocation of a liquor license is, but reiterated that licensing is a separate process that is distinct from the process for establishing a commercial development district.

Commissioner Rangel Morales asked if this was the same process that was used for the wine place on the corner of Grand Avenue and West 7th Street or was that something different.

Allan Torstenson, PED staff said that it is not unusual to have a single lot one business commercial development district. He also clarified that the commercial development district process has nothing to do with zoning and the decision before the Planning Commission is not a zoning decision; it is a licensing matter. Licensing regulations require that commercial development districts be sent to the Planning Commission for comment on consistency with the Comprehensive Plan. Otherwise licensing staff handles these cases and it is [Department of Safety and Inspections] licensing staff that take it to City Council.

Commissioner Lindeke said he knows they had a conversation or there were articles about whether ward specific limits made sense in 2019 or not. Specifically, Ward 3 only has three liquor licenses in the whole area. He just read an article about this and he would like to know if that was something the City or the Planning Team or City Council is examining.

Mr. Williams stated that based on information just received from Tony Johnson, he [Mr.

Williams] had previously misinformed them. The previous licensing regimen had ward-specific limits and that has been changed. The new requirement is that any new liquor license outside of downtown needs to be within a commercial development district. All existing liquor licenses that were issued under ward-specific limits are grandfathered in. Any existing licenses are allowed to continue, but for any new liquor licenses outside of downtown, a commercial development district needs to be established first.

Tony Johnson said it is specifically licenses for 2:00 a.m. closing that require a commercial establishment district; if it's a restaurant they can get a full liquor license now, but they have to close at 12:00 midnight and meet certain requirements in terms of the kitchen equipment and food offerings.

Commissioner Grill asked for clarification that every new bar outside of downtown that opens and wants to be open until 2:00 a.m. would have to go through this whole process.

Mr. Johnson said yes.

MOTION: Commissioner Mouacheupao moved on behalf of the Comprehensive and Neighborhood Planning Committee to recommend the approval of the Commercial Development District for La Costa Mexican Sports Bar & Grill and forward to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.

VI. Transportation Committee

Commissioner Lindeke announced that at their last meeting they discussed two bike trail projects, one is on the Westside close to the commercial development district but connecting the Lilydale trail on one side of the West side to the airport South Saint Paul trail on the other side of the West side. The other was Indian Mounds Regional Park trails are being fixed up maintained and the Parks department is working with the tribes to do that in a respectful way leaving the ground undisturbed as much as possible. Also, they talked with Public Works about the 5-year plan, their plan for maintenance, reconstruction and mill & overlay repavings for the next five years and what that looks like. And the next Transportation Committee meeting on Monday, May 6, 2019 has been canceled.

VII. Communications-Nominations Committee

No report.

VIII. Task Force/Liaison Reports

Commissioner Ochs gave an update about the Rondo Land Bridge. The Rondo Land Bridge is an initiative that stems from Reconnect Rondo, Rondo being a neighborhood in Saint Paul generally between Lexington Parkway and Dale Street, east and west and University Avenue to Marshall Avenue, north and south. The focus area for the land bridge is currently in that segment, the land bridge being a lid over interstate 94. That is going to take a lot of wheels to turn and working with federal, state, county and many other organizations to try and make that happen. It's not the first time it happened several other times, a lot of analysis, a lot of studies have been done, a lot of presentations, a lot of concepts and so-forth. Currently what Reconnect Rondo has done is create a group called the Rondo Land Bridge in the Rondo Land Bridge Project Advisory Group.

Walter Smith is the Executive Director, he has been working with a number of different organizations both non-profit and government agencies to try and ascertain what are the requirements to get things going. Currently there is a feasibility study that's being conducted, its in phase II, Commissioner Ochs is not sure of how many phases there are, but he thinks that is the final phase of that study. It is focusing on the engineering aspect of the various concepts of the land bridge itself. In addition to that, Reconnect Rondo is connected with Dr. Corrie and they are working towards the Mayor's Cultural Destination Areas initiative in which is the Rondo Cultural Business District. That has been suggested to be an overlay of a certain area that is going to promote the Mayor's Initiative in Cultural Destination Areas, which he thinks is going to be the key element of the Rondo Land Bridge. It's more than just the physical element of creating a bridge over interstate 94 but also a program initiative in the larger area that's going to help benefit economically-deprived communities both through education, training, housing and various other things like that. Following the feasibility study, they will be working on a sustainability study, which they are in the process of raising money for looking to raise about another \$25,000 to kick off the Sustainability Study. They have coordinated with a consultant called North Group Consultants, they are consultants that helps with urban restoration, urban revitalization, and they were able to quantify the value of things lost and create a business argument to move forward with some restorative ideas.

IX. Old Business

None.

X. New Business

None.

XI. Adjournment

Meeting adjourned at 9:08 a.m.

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

Respectfully submitted,

Approved _____
(Date)



Luis Pereira
Planning Director

Lue Vang
Secretary of the Planning Commission

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

Minutes May 17, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 17, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Mouacheupao, Reveal, Underwood; and Messrs. Baker, Edgerton, Khaled, Lindeke, Oliver, Perryman, Rangel Morales, and Vang.

Commissioners Absent: Mmes. Grill, *Lee, and Messrs. *Ochs, and *Risberg.
*Excused

Also Present: Luis Pereira, Planning Director; Allan Torstenson, Kady Dadlez, Josh Williams, Tony Johnson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes March 22, 2019.

MOTION: *Commissioner Anderson moved approval of the minutes of March 22, 2019. Commissioner DeJoy seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Reveal had no announcements.

III. Planning Director's Announcements

Luis Pereira announced that on Wednesday at City Council they held a public hearing on the 2040 Comprehensive Plan, which includes the 6 chapters reviewed and recommended by the Planning Commission. There were about 10 people who spoke, a lot of comments around housing, providing more housing options. People being supportive but also wanting the City to go further to provide for more options throughout the City. A note on affordable housing, connections between downtown and the airport. The City Council acted to lay it over until June 12th which the final vote is anticipated on that day for those chapters. City Council laid this over because there were some comments during the public hearing and they wanted staff to look at and determine how to respond. There will be a Mississippi River Corridor Critical Area chapter public hearing at City Council on Wednesday, June 5, 2019. Also, on June 3, 2019 the will be two new staff joining the planning team, a City Planner and a City Planner Tech.

IV. Zoning Committee

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

Three items to come before the Site Plan Review Committee on Tuesday, May 21, 2019:

- The Essence Event Center – Parking lot improvements at 1217 Bandana Blvd. North. Ben Hartberg, bdh+young. SPR# 19-039881
- Community Plaza Townhouses – Office addition and site work at 709 Central Avenue West. Andy Swartz, Blumentals/Architecture Inc. SPR# 19-039939
- The MN Museum of American Art – Loading dock addition at 350 Robert Street North. Amy Schley, Sterns & Associates. SPR# 19-039985

NEW BUSINESS

#19-033-798 Keg and Case LLC – Conditional use permit for outdoor commercial uses. 928 7th Street West, between Toronto Street and Webster Street. (*Anton Jerve, 651/266-6567*)

Commissioner Baker gave the Zoning Committee’s report on the Keg and Case LLC item.

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

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on May 23, 2019. However, there was one item of old business that is not listed on the agenda, which is 617 Laurel Avenue, Allan Hupp the applicant. Previously that application was laid over to the June 23rd meeting, but the applicant has asked them to lay it over again to the June 14th meeting. Mr. Hupp is going to bring a new concept to the Zoning Committee and they will act on that, but he has not yet withdrawn the current application. So, the current application will stay live but he does not want any action on that yet, he has waived his 15.99 rights that have to do with the 60-day rule by which they are supposed to make a decision. The motion is to lay it over to the June 14, 2019 meeting assuming it will be at Zoning Committee before that date. Also, the application might get withdrawn but just in case the applicant wants to keep it open.

MOTION: Commissioner Edgerton moved the applicant’s request to lay this case over again to the June 6 2019 Zoning Committee meeting. The motion carried unanimously on a voice vote.

V. Comprehensive and Neighborhood Planning Committee

Mississippi River Corridor Critical Area Plan – Recommend the Planning Commission approve and forward the amended document to the Mayor and City Council for consideration and final approval prior to submittal to the Metropolitan Council. (*Lucy Thompson, 651/266-6578*)

Commissioner Perryman gave the Committee’s report on the Mississippi River Corridor Critical Area Plan.

MOTION: Commissioner Perryman moved on behalf of the Comprehensive and Neighborhood Planning Committee to recommend approval of the amended document and

forward to the Mayor and City Council for final approval prior to submittal to the Metropolitan Council. The motion carried unanimously on a voice vote.

Highland Park District 15 Plan – Release draft plan for public review and set a public hearing date for June 28, 2019. (Kady Dadlez, 651/266-6619)

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

Commissioner Lindeke asked if this plan has been adopted by the district council.

Ms. Dadlez said yes, the plan was adopted by the Highland District Council April 17, 2019.

Commissioner Edgerton asked if the plan talks about density and whether there is language in the plan that supports the overall City goal on density. Periodically the commission has run into issues where something like a 4-story apartment building is proposed to go in (in this district) and residents speak out against it. The City supports density and there should be policies in the plan that allow for findings to be made that such a development might be in keeping with the Comprehensive Plan. Residents frequently reference the district plan and look for citations in the district plan to support their positions.

Ms. Dadlez said there is a strategy (H3.1 and T3.4) in the housing and transportation sections of the plan that calls for supporting denser housing development along major transit corridors. In addition, strategies (H1.3 and H2.2) promote and support new and infill developments that include a range of housing types to reflect the diversity of the neighborhood character that includes single family houses, mid-rise and high-rise buildings. Objective H.2 calls for new and renovated housing to blend in with the diverse character of housing in Highland Park and with the scale of the neighborhood.

Chair Reveal suggested Ms. Dadlez take a closer look at that, making sure it's not inconsistent with the overall Comprehensive Plan comments on this.

Commissioner Edgerton added that Ms. Dadlez should speak with Allan Torstenson asking will this support the staff reports and will this be supportive in staff reports to say the District Plan supports what the City is trying to accomplish.

Chair Reveal confirmed strategy H3.1 supports denser housing development along transit corridors.

Commissioner Edgerton confirmed strategy H2.2 supports developments that include a range of housing types to reflect the diversity of the neighborhood character.

Commissioner Perryman said that as a member of a district council he is aware of the lack of guidance on what should be included in district plans. Commissioners at the committee meeting discussed what is potentially missing from the plan including a focus on equity and density. Is this kind of passing it off to have these integrated into the 2040 Comprehensive Plan but not the district plans? He added that the Ford Public Realm Plan and the Shepard Davern Plan are in effect in the districts as well.

Chair Reveal noted that they should keep this in mind as they go through the public hearing process and the district plan comes back to Committee.

MOTION: Commissioner Perryman moved on behalf of the Comprehensive and Neighborhood Planning Committee to release the draft for public review and set a public hearing on June 28, 2019. The motion carried unanimously on a voice vote.

Commissioner Perryman said since the year 2020 is approaching, he asked if anyone goes through the 2020 Comprehensive Plan and look at the present state and see where things have landed? The 2020 Comprehensive Plan is in the archives, but is that ever pulled out in the year 2020 and looked at?

Chair Reveal said when they started the process they did that relative to the last plan. And a new staff person started with where do we stand with that. And those reports were very good what they did on each chapter, but this is part of the issue of how do they monitor whether or not we are making progress on this. They have not had the best way to standardize the updates in checking, they should be doing more of it then they have been doing.

Commissioner Edgerton added that that is a great idea and it's not so much to look at it and say wow times have really changed in those 20 years and how they're looking at things now they could not have predicted 20 years ago. Also, gives good context for thinking about as doing this 2040 plan that in 20 years things are going to be very different.

Chair Reveal reminded them that both plans are available online, and maybe staff can make sure all those staff reports on what's happened since 2020 are easily assessible.

VI. Transportation Committee

Commissioner Lindeke announced the items on the agenda at the next Transportation Committee meeting on Monday, May 20, 2019.

VII. Communications-Nominations Committee

Commissioner Underwood had no report.

VIII. Task Force/Liaison Reports

No report.

IX. Old Business

None.

X. New Business

Luis Pereira, Planning Director introduced a new planning commissioner, Antonio Rodriguez, Antonio will be officially sworn in at the next Planning Commission meeting on Friday, May 31, 2019.

XI. Adjournment

Meeting adjourned at 9:10 a.m.

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

Respectfully submitted,



Luis Pereira
Planning Director

Approved _____
(Date)

Lue Vang
Secretary of the Planning Commission



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SITE PLAN REVIEW COMMITTEE MEETING Tuesday, July 9, 2019

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

<u>Time</u>	<u>Project Name and Location</u>
9:00am	Internal Site Plan Review Committee discussion
9:15am	West Side Flats – Phase 3A & 3B 53, 59 & 81 Livingston Ave. New Multi-Family Residential Kaas Wilson Architects, Petro Megits SPR #19-051672
10:45am	St. Paul Gateway Development Cleveland Circle Plat (Across from Xcel Energy Center) 5 Story Hotel and 6 Story Multi-Family Residential; both include first floor retail Tushie Montgomery Architects, Matthew Pavek SPR #19-052216

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.