

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

WEEK OF JULY 20-24, 2020

Mon (20)

Tues (21)

5:00-6:30 p.m. Hillcrest Master Plan Community Advisory Committee **Remote Meeting**
(Bill Dermody, 651/266-6617)

Weds (22)

4:30-6:00 p.m. Comprehensive and Neighborhood Planning Committee **Remote Meeting**
(Menaka Mohan, 651/266-6093)

District 14 and District 15 Residential Design Standards – Review comments from public hearing and consider recommendation to Planning Commission. *(Mike Richardson, 651/266-6621, mike.richardson@ci.stpaul.mn.us)*

Special Notice: In light of COVID-19 health pandemic, it is not feasible for any member of Comprehensive and Neighborhood Planning Committee to be present at the regular location, and all available members of the Committee will attend this meeting via Skype by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, **NO** meeting will be held in 13th Floor Conference Room in City Hall Annex at 25 W. 4th Street in the City of Saint Paul.

Members of the public may monitor this meeting remotely the following way:

Join by phone (choose one):

(651) 267-3988, code 52231233 # (Saint Paul) English (United States)
(651) 266-5758, code 52231233 # (Saint Paul) English (United States)
(651) 266-5767, code 52231233 # (Saint Paul) English (United States)

Thurs (23)

Fri (24)

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

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

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

OLD BUSINESS

#20-038-244 Chet Funk et al: Rezone from R4 to one-family to Rm2 multiple residential. 1074-1096 James Avenue, between Lexington and 35E. *(Mike Richardson, 651/266-6621).*

NEW BUSINESS

#20-046-742 1428 E 7th Rezoning – Rezone from split RM1/RM2 zoning to all RM2 medium-density multiple-family residential. 1428 7th Street East, SE corner E 7th & Birmingham Streets. *(Mike Richardson, 651/266-6621)*

#20-046-757 1428 E 7th Variances – Variances for building height (50’ max. allowed, 60’ proposed), parking (86 stalls required, 60 stalls proposed), and number of unites (48 units max. allowed, 60 proposed). 1428 7th Street East, SE corner W 7th & Birmingham Streets. *(Mike Richardson, 651/266-6621)*

#20-047-173 Taco Bell Drive Thru – Conditional use permit for restaurant drive-thru reconstruction with building replacement. 565 Snelling Avenue North, SW corner at Edmund Avenue. *(Josh Williams, 651/266-6659)*

**Comprehensive and
Neighborhood Planning
Committee**

RM Zoning Study – Review comments from public hearing and consider resolution making a recommendation to the Mayor and City Council. *(Bill Dermody, 651/266-6617)*

**Transportation
Committee**

Resolution of support for Rush Line 15% plans – Recommend approval of draft Planning Commission resolution.

Notice to Commissioners and the public:

The chair of the Planning Commission has determined that it is not practical nor prudent for the Planning Commission and its Committees to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of Planning Commission to be present at the regular location, and all members of the Planning Commission will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall Conference Center Room 40 at 15 W. Kellogg Boulevard.

Members of the public may monitor this meeting remotely by:

Join by Phone – choose one:

- (651) 267-3988 code: 7495016# (Saint Paul) English (United States)
- (651) 266-5758 code: 7495016# (Saint Paul) English (United States)
- (651) 266-5767 code: 7495016# (Saint Paul) English (United States)

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

Minutes March 6, 2020

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 6, 2020, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, Grill, Mouacheupao; and Messrs. Edgerton, Hood, Perryman, Rangel Morales, and Vang.

Commissioners Absent: Mmes. *DeJoy, *Underwood, and Messrs. *Baker, *Khaled, *Lindeke, *Ochs, Oliver, *Risberg, and *Rodriguez.

Absent: *Excused

Also Present: Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Allan Torstenson, Mike Richardson, Kady Dadlez, Emma Siegworth, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes December 6th and December 20, 2019.

Due to lack of a quorum. Commissioner Grill made a motion to lay the approval of the December 6th & 20, 2020 minutes to the next Planning Commission meeting on March 20, 2020. Commissioner Anderson seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Rangel Morales had no announcements.

III. Planning Director's Announcements

Luis Pereira announced that today they will be releasing the public draft of the HUD Consolidated Plan the 2020-2024, there will be a 30-day public comment period. The lead staff is Emma Siegworth, she has been working hard on getting this together working with the HUD team. We recently received information on what the actual HUD allocation amounts are for this year. HUD is very specific, and we need to include that in the draft. We will be releasing the public draft later than we anticipated. The public hearing at City Council is on Wednesday, March 18, 2020. Kristin Guild, himself and other department directors participated in the Capital Region Watershed District annual leadership summit – they do this every year. they are in the process of updating their Watershed Management plan and will be finalizing that by September 2020. They talked about some of the emerging themes from that work and ask some strategic questions. Mr. Pereira spoke with Wes Saunders-Pearce, City staff who is involved as well as Josh Williams. Mr. Saunders-Pearce might come and provide an informational presentation on that plan/effort in the near future.

At City Council on Wednesday, the River Balcony was submitted to the Metropolitan Council for a Livable Communities Act Transit-Oriented Development grant this year working with the Great River Passage conservancy and our Parks Department. The project did receive a grant for schematic design, and that was on the Council agenda to accept those funds. Also, on the agenda was the appointment of Paul Kurtz, Department of Public Works as Interim Director, because Kathy Lantry will be retiring. But she will be working a little for the City after retirement including some lobbying related to infrastructure issues.

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, March 10, 2020:

- Mississippi Market Addition – Building addition at 622 Selby Avenue. Emily Borum, Wilkus Architects. SPR #20-016520
- Tumble Fresh laundry – New Commercial building and site work at 1855 Suburban Avenue. Todd Olin, Sambatek Inc. SPR #20-014346
- Bank of America-New Commercial – New Commercial building with Drive-thru at 1212 Prosperity Avenue East. Brandon Garnett, Nelson World Wide. SPR #20-016489

NO BUSINESS

Commissioner Edgerton announced that the last Zoning Committee meeting was canceled, but he did announce the items on the agenda for the upcoming meeting on Thursday, March 12, 2020.

V. Comprehensive and Neighborhood Planning Committee

District 14 and District 15 Residential Design Standards – Initiate zoning study, release draft for public review and set public hearing for April 3, 2020. *(Mike Richardson, 651/266-6621)*

Due to lack of a quorum. Commissioner Mouacheupao made a motion to lay over the District 14 and District 15 Residential Design Standards to the March 20, 2020 Planning Commission meeting. Commissioner Grill seconded the motion. The motion carried unanimously on a voice vote.

VI. Transportation Committee

Chair Rangel Morales announced that the next Transportation Committee meeting scheduled on Monday, March 9, 2020 has been canceled.

VII. Communications-Nominations Committee

Update on recruitment.

Luis Pereira, Planning Director announced that he spoke with Commissioner Underwood, the

Communications-Nominations Committee chair about how they are doing on the applications to the Planning Commission given the vacancies. There is one opening each for Wards 1, 2 and 4, and there are two vacancies in Ward 6 & 7 on the East Side. We have received a few applications for Ward 1, and maybe more are coming, five applications for Ward 2, nine for Ward 4, and 2 and 4 for Wards 6 and 7. There is no deadline, it is rolling and remains open, communications have been made in terms of social media, and individual emails. Also, he's working with a few of the councilmembers and district councils to put it on their radar to encourage people to apply. The next meeting will be on March 20th, there will be a regular Communications-Nominations Committee meeting at 8:00 am, going through as many as they can and maybe make some recommendations. And if we need to continue the conversation after the Planning Commission meeting if that works the committee.

VIII. Task Force/Liaison Reports

No report.

IX. Old Business

No report.

X. New Business

Informational presentation by staff: Zoning and legal procedure reminders. (*Luis Pereira, and Allan Torstenson*)

Luis Pereira and Allan Torstenson gave a Power Point presentation that is posted on the web page at: <http://www.stpaul.gov/planningcommission>

XI. Adjournment

Meeting adjourned at 9:28 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

Kristine Grill
Secretary of the Planning Commission

Saint Paul Planning Commission

Minute May 15, 2020

Notice to Commissioners and the public: See below for information on members who may attend by telephone or other electronic means.

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 15, 2020, at 8:30 a.m. via skype or conference call.

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

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

Also Present: Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Menaka Mohan, Kady Dadlez, Josh Williams, Tony Johnson, Michael Wade, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes – No minutes are available

Chair Rangel Morales announced that the minutes are not available at this time.

II. Chair's Announcements

Chair Rangel Morales had no announcements. However, welcomed Luis Pereira back from his paternity leave.

III. Planning Director's Announcements

Luis Pereira announced that the Ford Master Plan amendments and related zoning text amendments were before the City Council on Wednesday, May 13th, they were adopted with a few amendments made by Councilmember Tolbert, related to the Ford Zoning and Public Realm Master Plan. One of the amendments was to allow Religious Institutions in the F1 district, another was to include a pedestrian easement on Woodlawn Avenue in the south section of the master plan and to allow the minimum setback for a townhouse along a lot line on Beechwood, Saunders and Yorkshire Avenue to be (4) four feet. Those three amendments were a departure from where things went at Planning Commission. Councilmember Tolbert and councilmembers did support the Planning Commission's recommendation to keep the commercial minimum square footage at 10% in the Gateway 6 District.

Mr. Pereira noted the Tenant Protection ordinance, which he had been following under City Council consideration. The City Council reconsidered this ordinance, its second reading, but because of the impact of covid-19 they decided to read it again on June 3, 2020 anticipating the public hearing on June 10, 2020.

Planning and Economic Development (PED) update: Staff on the Planning team and the Housing and Economic Development teams have been busy with the Bridge Fund application reviews and decisions have been made, letters are going out, checks are being cut for the beneficiaries of those funds.

PED and Department of Safety and Inspections (DSI) have been meeting fairly regularly, talking about how the City can support small businesses during COVID-19. A concept for a restaurant resource guide to be developed financial assistance, marketing promotional opportunities and other areas of support to be developed by the City. Lastly, Mr. Pereira said that it is good to be back.

IV. Zoning Committee

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

NEW BUSINESS

#20-027-532 MS Relocation Services, Inc. – Establishment of legal nonconforming use status as a duplex, with variance of the consent petition requirement. 1300 Schletti Street, between Wheelock Pkwy. and Orange Avenue W. (*Josh Williams, 651/266-6659*)

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

#20-025-230 V V Property, LLC – Rezone from T2 traditional neighborhood to T3 traditional neighborhood. 1619 Dayton Avenue, between Snelling Avenue and Fry Street. (*Kady Dadlez, 651/266-6619*)

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

#20-025-243 V V Property, LLC – Conditional use permit to allow a 75 ft. building height, and front yard setback variances for building articulation and balconies (10’ required, 5’ proposed). 1619 Dayton Avenue, between Snelling Avenue and Fry Street. (*Kady Dadlez, 651/266-6619*)

Commissioner Baker confirmed that 100 percent of the units in the proposed development will be affordable. Most rents will be between 50 and 70 percent area median income (AMI) and five three-bedroom units will be at 30 percent AMI. This range of affordability is welcome in an area with mostly market rate units.

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 roll call vote.*

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on May 21, 2020.

IV. Comprehensive and Neighborhood Planning Committee

2020 Neighborhood STAR Proposals – Review proposals for compliance with the Comprehensive Plan. (*Kady Dadlez, 651/266-6619*)

Chair Rangel Morales announced that he would be abstaining from voting on this item.

Kady Dadlez, PED staff said that every year there are funds available through the Neighborhood STAR Program to provide loans and grants for capital projects; this is funded with 50 percent of the half-cent sales tax proceeds. This year there were 58 proposals requesting over \$6 million dollars in assistance that were competing for about \$2 million dollars in Neighborhood STAR Program funds; these proposals would leverage over \$29 million dollars in private funds. The average dollar request is about \$105,000. A variety of proposals were received and 33 of the 58 proposals were for grants only. A lot of the proposals relate to commercial renewal, some are for relending and grant programs, and some are for public enhancements. The Planning Commission's role is to review the applications for compliance with the Comprehensive Plan. It is not the Planning Commission's role to weigh in on whether proposals should be funded or not, just to look at Comprehensive Plan compliance. In terms of that process, each of the planners that are assigned to neighborhoods are assigned to review the proposals for those neighborhoods. Of the 58 STAR applications, 40 were found to be in compliance with the Comprehensive Plan, 17 were neutral, and one application was found to be conflicting with the Comprehensive Plan. The Comprehensive and Neighborhood Planning Committee wanted to give a little context to the STAR Board, the body that makes the funding recommendations to the Mayor and City Council. There were five themed categories that were reviewed by Planning staff. These included Neighborhood Nodes, Cultural Destination Areas, jobs and economic development, environmental sustainability and resilience, and arts and beautification. Forty of the projects are located in Neighborhood Nodes, 30 help advance the Cultural Destination Area initiatives, 36 advance jobs and development goals, 13 advance environmental sustainability and resilience, and 23 advance arts and beautification. The Planning Commission's recommendations on compliance with the Comprehensive Plan will get forwarded to the Neighborhood STAR Board for their consideration as they review all of the proposals and make funding recommendations to the Mayor and City Council.

MOTION: Commissioner Grill moved on behalf of the Comprehensive and Neighborhood Planning Committee to recommend approval of the resolution and forward to the Neighborhood STAR Board. The motion carried 12-0 with 2 abstentions (DeJoy, Rangel Morales) on a roll call vote.

VI. Transportation Committee

Commissioner Lindeke announced that at their last meeting they discussed the Capital City Bikeway, which is the bike route would connect downtown to the surrounding neighborhoods and an off-street bike facility that would keep bicyclist from having to interact with traffic on the street. This is the plan it is a long-term plan. They talked about it and approved it. The next meeting on Monday, May 18, 2020 and they will be discussing a bicycle and walking connection

between the Mississippi River Boulevard and Hidden Falls Park. And two Mill & Overlay projects in the City adding bike lanes to the streets that are being repaved, Fairview Avenue and Territorial Road.

VII. Communications-Nominations Committee

Commissioner Underwood announced that recommendations for new Planning Commissioners were sent to the Mayor’s Office. Three wards with open seats and two names recommended for one open seat, and multiple names recommended if there were more than one open seat.

Commissioner Lindeke asked about the proposal that Commissioner Grill had brought up about reducing the number of Planning Commissioners and what the status of that is?

Chair Rangel Morales said they would be addressing that type of situation during the meetings before the Planning Commission. But because of the COVID-19 issue they have not had an opportunity to be able to further address the matter. To his knowledge there has not been any additional discussion about it. However, it is still under consideration.

Luis Pereira, Planning Director, said that they will take that up at a future Steering Committee meeting.

VIII. Task Force/Liaison Reports

Commissioner DeJoy announced that the Hillcrest said that they have not met since April 21, 2020 but they are scheduled to meet on May 19, 2020, where they will continue to review the community priorities. They adopted many of them, but some items were tabled for further discussion. They will also hear from Andrew Dresner about the site opportunities and constraints. From the Port Authority, staff will talk about pollution and the environmental process.

IX. Old Business

None.

X. New Business

None.

XI. Adjournment

Meeting adjourned at 9:15 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)

Kristine Grill
Secretary of the Planning Commission



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SITE PLAN REVIEW COMMITTEE MEETING

Tuesday, July 21, 2020 – Morning

Skype Virtual Meeting Number: (651) 267-3988. Conference ID: 5730127

<u>Time</u>	<u>Proposed Site Plan</u>
9:00	SPR Committee – Old/New Business
9:15	Wilder Square 750 Milton St N Site Improvements CommonBond Communities – Bob Mueller, Nikki Schlepp – LHB SPR #20-047527
10:30	The Parkway 1428 7 th St E New Residential JB Vang Partners – Justin Fincher, Kyle Skar – Urbanworks Architecture SPR #20-48794

Tuesday, July 21, 2020 – Afternoon

Skype Virtual Meeting Number: (651) 267-3988. Conference ID: 97220127

2:00	Target Stormwater Upgrades 1744 Suburban Site Improvements Paige Ahlborg – RWMWD, Target – Daniel Latham SPR #20-047926
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Applicants should participate in the Site Plan Review Committee meeting via Skype call.

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, Transportation Planning, Streets, Sewers, Water, Fire Inspections, Forestry, and Parks.

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

- Applicants are encouraged to bring the project's engineer, architect, and/or contractor for 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.
- During the meeting a determination will be made as to whether revisions are required.
- City staff will document site plan comments and conditions in a letter to the applicant.

Contact the DSI Zoning Division (651-266-9008), Ashley Skarda (651-266-9013 ashley.skarda@ci.stpaul.mn.us) or Tia Anderson (651-266-9086 tia.anderson@ci.stpaul.mn.us) if you have questions.