

MINUTES OF THE ZONING COMMITTEE
Thursday, March 14, 2019 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Baker, DeJoy, Edgerton, Grill, Lindeke, and Reveal
EXCUSED: Ochs and Rangel Morales
STAFF: Anton Jerve, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

PAK Investment Holdings, Inc. - 19-013-128 - Rezone from I1 light industrial to I2 general industrial and from I2 to I1 (related to lot line adjustment), 0 Bradford St, between Wycliff and Hampden Avenue

Anton Jerve presented the staff report with a recommendation of approval for the rezoning. He stated District 12 made no recommendation, and there were no letters in support or opposition.

Alissa Gray, PAK Investment Holdings, 275 E 4th Street, #720, Saint Paul, MN, said they are trying to get the two properties to have the same zoning so they don't have the split anymore. They want to be able to move forward with the adjustment of common boundaries.

In response to Commissioner Lindeke, Ms. Gray stated the current use for parcel A is a parking lot and parcel B is vacant land right now.

Herb Tousley, Exeter Group, 5000 Interlachen Bluff, Edina, MN, added that the parcels are an old rail strip. They have purchased the Minnesota Chemical Building and will be purchasing this strip of land to have more parking and greenspace for their redevelopment project. They will be repurposing the old brick and timber buildings as part of their plan.


No one spoke in support or opposition. The public hearing was closed.

Commissioner Elizabeth Reveal moved approval of the rezoning. Commissioner Cedrick Baker seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:



Anton Jerve
City Planner

Approved by:



Dan Edgerton
Chair

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PRESENT: Baker, DeJoy, Edgerton, Grill, Lindeke, Rangel Morales, and Reveal
EXCUSED: Ochs
STAFF: Michael Wade, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

Luther Seminary - 19-014-075 - Amend conditional use permit to adjust the campus boundary to include lots along west side of Branston south of Hendon, 1465 Branston Street, SW corner at Hendon Avenue

Michael Wade presented the staff report with a recommendation of approval for the conditional use permit (CUP). He stated District 12 submitted a letter recommending support of the CUP, and there were no other letters of support or opposition.

In response to Commissioner Baker, Mr. Wade explained that the expected increase in staff from 100 to 110 is not a result of expansion of this CUP. It is Luther Seminary's expected increase and is not resulting from adding these four properties to the campus boundary. Luther Seminary submitted a Master Plan, that is a separate process through the Department of Safety and Inspection (DSI), and during that process it was realized that the campus boundary needs to be corrected. Mr. Wade stated that the four structures on the existing site plan that would be added to the campus boundary have been used as student housing since 1985. They were excluded by mistake and have operationally been a part of the campus since that time.

In response to Commissioner Edgerton, Mr. Wade stated that the Olson Campus Center was under construction in 1985 and on the original CUP map it was located farther to the left so it was entirely within the campus, and once it was completed it crossed into an area not covered by the campus boundary.

Mr. Torstenson provided more detail regarding the area referred to as lots 1-4, block 11 and referred to documents submitted to show the history of the parcels.

Michael Marrow, Vice President of Finance and Administration for Luther Seminary, 2481 Como Avenue, Saint Paul, MN, said they are busy making a lot of changes and excited to remain a fixture of St. Anthony Park. They are changing to meet their needs and will continue to be a good neighbor. He said when the CUP was passed in the mid 1980's they had approximately 800 full time students that took all of their classes on campus. Today they have 500 total students and over half of them live outside the Twin Cities and take courses online. The numbers they provided in terms of growth are their best estimate as some sort of fluctuation. They anticipate enrollment and employment to remain generally level.

In response to Commissioner Lindeke, Mr. Marrow said part of their overall plan, which refers to the site plan under review by DSI, is to reduce their campus size. They want to be more efficient and will be consolidating to the south campus. They will also renovate two buildings to

accommodate their primary operations. The area to the northwest will be offered for sale and they currently have a preliminary buyer.

Jayna Paquin, 1484 Branston Street, Saint Paul, MN, said she has concerns with parking in the area. She wants to make sure that the lot that applies to the four houses be used for resident parking only. She is also worried about traffic so near Monkey Island Park. She wants to continue to work with Luther Seminary to make sure that the neighborhood's safety concerns are being addressed with regards to parking and traffic.

Commissioners Lindeke and Reveal stated that Luther Seminary and the neighbors should be aware of a parking study the City of Saint Paul will be conducting that will involve a public comment process.

In response to the testimony, Mr. Marrow said they have met with various neighbors and are aware of their concerns. They will make arrangements that are mutually acceptable. They are also concerned about the children at Monkey Island Park.

In response to Commissioner Rangel Morales, Mr. Marrow said Branston Street is a one way cul-de-sac and it is very limited. They agreed that the parking lot next to it needs to be controlled appropriately. The parking lot currently has 6 garages parking spaces and 6 surface spaces. The new proposed lot will have a total of 21 spaces, and that is included in the site plan being reviewed by DSI.

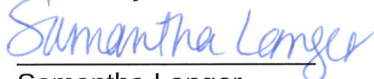
No one spoke in support. The public hearing was closed.

Commissioner Cedrick Baker moved approval of the conditional use permit. Commissioner Anne DeJoy seconded the motion.

The motion passed by a vote of 7-0-0.

Adopted Yeas - 7 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:



Michael Wade
City Planner

Approved by:



Dan Edgerton
Chair