

MINUTES OF THE ZONING COMMITTEE
Thursday, September 13, 2018 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Baker, DeJoy, Lindeke, and Rangel-Morales
EXCUSED: Edgerton, Fredson, Ochs, and Reveal
STAFF: Kady Dadlez, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Baker.

754 Randolph LLC - 18-098-346 - Conditional use permit for reuse of a former fire station for a micro-brewery, taproom with full kitchen and coffee bar, and banquet hall, 754 Randolph Ave, between View Street and Bay Street

Kady Dadlez presented the staff report with a recommendation of approval with conditions for the conditional use permit. She noted that there is a revision to finding 3 (b) regarding the curb cut along Randolph Avenue. She stated that Heritage Preservation staff has determined that the existing curb cut to accommodate fire trucks is not considered a historic feature of the site and can be removed and the curb restored. The applicant will work with city staff to address adequate driveway width. Ms. Dadlez also noted that the hours of operation, as listed in the staff report, be added as an additional condition to her recommendation of approval. She stated District 9 recommended approval with concerns, and there were 8 letters in support, 2 letters in opposition, and 1 letter expressing concerns with safety in the church parking lot south of the applicant's property.

Upon inquiry from the Commissioners, Ms. Dadlez stated that access to the parking lot will be from Randolph Avenue. Ms. Dadlez said the reuse of the building, both Phase 1 and Phase 2, would be considered as one conditional use permit. However, Phase 2 requires approval of a parking variance or a shared parking agreement before it can be established. The applicant's intention is to obtain the variance but also work, on an informal basis with the church, to lease additional parking spaces. Ms. Dadlez explained that the historic designation, not the reuse of the building, was before the Planning Commission in May or June of this year. Ms. Dadlez confirmed that there is adequate space to provide the required off street parking for Phase 1. The applicant does not have sufficient parking for Phase 2 at this time. Ms. Dadlez confirmed that Phase 2 would not be allowed to be established until parking is provided or a variance or shared parking agreement is approved. Ms. Dadlez stated she doesn't know when each construction phase will take place. The applicant will have to obtain a certificate of occupancy for Phase 2 before the banquet hall space can be occupied, just as a certificate of occupancy is required for Phase 1. She believes that bike racks will be added in Phase 1 of the project.

The applicant, Travis Temke, 836 Ottawa Avenue, Saint Paul, MN, stated he will work with staff on any issues that may be of concern.

At questions from the Commissioners, Mr. Temke said that in order to be ADA compliant to access the second level, they will need to proceed with an additional staircase and elevator so they will be working on both phases of the project at the same time. Mr. Temke stated this is a new brewery. Mr. Temke explained his outreach to the community: 1) a community meeting held at the nearby church; 2) speaking with neighbors within 100 feet of the property while

obtaining signatures for the required petition; 3) meetings with staff from the nearby church and school; and 4) meeting with the Fort Road Federation District Council. Mr. Temke confirmed that bicycle racks will be a part of Phase 1.

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

Commissioner DeJoy stated she loves that fact this is a great economic development project for a building that has been vacant. She noted her concerns regarding parking with commercial development in residential neighborhoods.

Commissioner Lindeke stated he doesn't think it is accurate to call this a residential neighborhood. Randolph Avenue was a streetcar street and still has transit and a mixed use character. There is a mixture of businesses in this area and brewing also has a history in this area. He believes this is historically interesting and an accurate reflection of what this neighborhood was like and has been like for a long time. He is excited about supporting this business and added that keeping vacant buildings vacant in order to reduce parking is not a good goal for the City.

Commissioner Lindeke moved approval of the conditional use permit with conditions including a condition on the hours of operation as recommended by staff during the presentation to the committee. Commissioner Luis Rangel Morales seconded the motion.

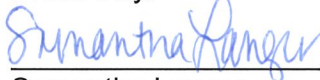
Commissioner Baker stated he also has concerns with parking in the neighborhood, but he is glad to see the condition related to parking for Phase 2. He also noted he agrees with Commissioner Lindeke that keeping vacant buildings vacant in order to reduce parking is not a good goal for the City and he supports the reuse of the building.

Commissioner DeJoy added there were several concerns articulated in the West Seventh Fort Road Federation letter highlighting concerns of the safety of small children, increased traffic and parking, noise of customers, smell of the brewery, electricity grid capacity, and delivery trucks. She stated that Mr. Temke was in front of the District Council and is aware of these concerns and she is hopeful he will address them as the project moves forward.

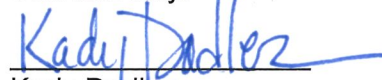
The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Kady Dadlez
City Planner

Approved by:


Dan Edgerton
Chair

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Contanda Terminals boiler building - 18-098-490 - Conditional use permit for a boiler building to be elevated above the flood protection elevation by an alternative to fill at 2175 Childs Road

Josh Williams presented the revised staff report with a recommendation of approval with conditions for the conditional use permit. He noted that the only change was pertaining to the staff recommendation that stated the construction was for two asphalt emulsion storage tanks; it is for construction of one boiler building. He stated District 1 made no recommendation, and there were no letters in support or opposition.

The Project Manager, Andy Koshire, Professional Engineer at TKDA, 14845 Sumter Avenue, Savage, MN, stated they have been working to come up with a conceptual design for two months and going through the permitting process. They have looked at all possible options, but the site constraints don't allow them to do any fill.

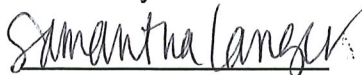
No one spoke in support or opposition. The public hearing was closed.

Commissioner Anne DeJoy moved approval with conditions of the conditional use permit. Commissioner Luis Rangel Morales seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

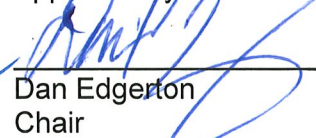
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Samantha Langer
Recording Secretary

Submitted by:


Josh Williams
City Planner

Approved by:


Dan Edgerton
Chair