

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

April 21, 2017

8:30 - 11:00 a.m.

- I. Approval of minutes of March 24, 2017.** *(This was carried over from the April 7, 2017 Planning Commission meeting).*

MOTION: *Commissioner Thao moved approval of the minutes of March 24, 2017. Commissioner McMahon seconded the motion. The motion carried unanimously on a voice vote.*

Approval of minutes of April 7, 2017.

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. Chairs Announcements

III. Planning Director's Announcements

- IV. PUBLIC HEARING:** Central Station Block Design Guidelines – Item from the Comprehensive Planning Committee. *(Lucy Thompson, 651/266-6578)*

MOTION: *Commissioner Thao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, April 24, 2017 and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.*

PUBLIC HEARING: Alternative Financial Establishment Zoning Study – Item from the Neighborhood Planning Committee. *(Tony Johnson, 651/266-6620)*

MOTION: *Commissioner DeJoy moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, April 24, 2017 and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.*

V. Zoning Committee

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

Two items came before the Site Plan Review Committee on Tuesday, April 18, 2017:

- BNFS – Kittson Street Drainage Improvements at 0 Brunson Street. Dan Peltier-BNSF Railway Company. SPR #17-024670
- St Paul JCC – Building Addition and Remodel at 1375 St Paul Avenue. Michael Waldman-St Paul JCC. SPR #17-024687

Three items to come before the Site Plan Review Committee on Tuesday, April 25, 2017:

- Nova Classical Academy – Sport Field Improvements at 1455 Victoria Way. Eric Williams-Nova Academy. SPR #17-028801
- University of St Thomas – Stadium, Track, and Ball Field Improvements at 2115 Summit Avenue. Josh Gallus-UST. SPR #17-027562
- United Home Healthcare – Parking lot Improvements at 506 Kenny Road. Cziasarh Neng Yang-United Home Healthcare. SPR #17-027594

OLD BUSINESS

#17-017-620 Verizon Wireless – Conditional use permit for small cell canister antennas on 3 light poles (total heights: 41’, 22’, and 43’9”) and rooftop panel cell antennas on Kagin Commons. 1605 Grand Avenue, Macalester College Campus. (*Bill Dermody, 651/266-6617*)

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

#17-017-675 Verizon Wireless – Conditional use permit for a small cell canister antenna on a light pole (33’ total height). 1679 Grand Avenue, NE corner at Cambridge. (*Bill Dermody, 651/266-6617*)

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

#17-019-449 Verizon Wireless – Conditional use permit for panel cell antennas on a light pole (26’8” total height) and rooftop panel cell antennas on Buetow Music Center. 300 Hamline Avenue North and 1245 Carroll Avenue North, Concordia College Campus. (*Bill Dermody, 651/266-6617*)

MOTION: *Commissioner McMahon moved the Zoning Committee’s recommendation to*

approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

#17-019-520 Verizon Wireless – Conditional use permit for panel cell antennas on a light pole (32’3” total height). 199 Hamline Avenue North, Concordia College Campus. *(Bill Dermody, 651/266-6617)*

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

#17-019-179 Wingspan Life Resources – Establishment of legal nonconforming use status to use the house as an office for two employees who do not live in the house (along with use of the house as a residence for two people). 1239 Sherburne Avenue, between Syndicate and Griggs. *(Josh Williams, 651/266-6659)*

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

NEW BUSINESS

#17-023-698 Metro State University – Conditional use permit to expand the campus onto lots zoned RT1 Two Family Residential to expand a parking lot. 381-393 Bates Avenue, NW corner of 6th Street East and Bates Avenue. *(Jake Reilly, 651/266-6618)*

Commissioner Makarios announced that this case has been laid over to the May 11, 2017 Zoning Committee meeting.

#17-015-513 LeCesse Development – Rezone from B2 Community Business to T3 Traditional Neighborhood. 246-286 Snelling Avenue South, between St. Clair and Stanford. *(Josh Williams, 651/266-6659)*

MOTION: Commissioner Makarios moved the Zoning Committee’s recommendation to approve the rezoning. The motion carried 13-3 (DeJoy, Reich, Underwood) on a voice vote.

#17-016-413 LeCesse Development – Site plan review for a 5 1/2-story mixed-use development with 128 residential units, 1,800 sq. ft. commercial space, and 203 structured parking spaces. 246-286 Snelling Avenue South Avenue, between St. Clair and Stanford. *(Josh Williams, 651/266-6659)*

MOTION: Commissioner Makarios moved the Zoning Committee’s recommendation to deny the site plan review. The motion carried 15-1 (Edgerton) on a voice vote.

#17-015-551 LeCesse Development – Conditional use permit for building height over 55’: proposed height of 61’ 10” with architectural elements at NW and SW corners up to 76’ 10”. 246-286 Snelling Avenue South, between St. Clair and Stanford. *(Josh Williams, 651/266-6659)*

MOTION: *Commissioner Makarios moved the Zoning Committee's recommendation to deny the conditional use permit. The motion carried 14-2 (Edgerton, Ochs) on a voice vote.*

Commissioner Makarios announced the items on the agenda at the next Zoning Committee meeting on Thursday, April 27, 2017.

VI. Comprehensive Planning Committee

River Balcony Master Plan – Release draft for public review and set a public hearing for May 19, 2017. (Lucy Thompson, 651/266-6578)

MOTION: *Commissioner Thao moved on behalf of the Comprehensive Planning Committee to release the draft for public review and confirm a public hearing on May 19, 2017. The motion carried unanimously on a voice vote.*

VII. Neighborhood Planning Committee

Snelling Avenue South Zoning Study – Release draft for public review and set a public hearing for May 19, 2017. (Josh Williams, 651/266-6659, and Tony Johnson, 651/266-6620)

MOTION: *Commissioner DeJoy moved on behalf of the Neighborhood Planning Committee to release the draft for public review and confirm a public hearing on May 19, 2017. The motion carried unanimously on a voice vote.*

Short Term Rental Study and Zoning Amendments – Release draft for public review and set a public hearing for June 2, 2017. (Kady Dadlez, 651/266-6619)

MOTION: *Commissioner DeJoy moved on behalf of the Neighborhood Planning Committee to release the draft for public review and confirm a public hearing on June 2, 2017. The motion carried unanimously on a voice vote.*

VIII. Transportation Committee

Update to the Saint Paul Bicycle Plan – Approve resolution recommending plan amendments to the Mayor and City Council. (Reuben Collins, 651/266-6059)

MOTION: *Commissioner Lindeke moved to approve the resolution recommending that the plan be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.*

IX. Communications Committee

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 Planning.

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