

# Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

## Action Minutes

June 1, 2018

8:30 - 11:00 a.m.

### I. Approval of minutes of April 20<sup>th</sup> and May 18, 2018.

**MOTION:** *Commissioner DeJoy moved approval of the minutes of April 20, 2018. Commissioner Eckman seconded the motion. The motion carried unanimously on a voice vote.*

and

**MOTION:** *Commissioner Wojchik moved approval of the minutes of May 19, 2018. Commissioner Oliver seconded the motion. The motion carried unanimously on a voice vote.*

### II. Chairs Announcements

### III. Planning Directors Announcements

### IV. PUBLIC HEARING: Zoning Code Chapter 64 Signs Text Amendments Study – Item from the Comprehensive and Neighborhood Planning Committee. (*Kady Dadlez, 651/266-6619*)

**MOTION:** *Commissioner Risberg moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, June 4, 2018, and to refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.*

### V. Zoning Committee

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

Three items to come before the Site Plan Review Committee on Tuesday, June 5, 2018:

- Chalet Dental – Building addition at 1651 Dale Street. Justin Hayes-Foundation Architects  
SPR# 18-064371

- St. Mary's Parking Lot – Parking lot addition at 179 Atwater Street West. Kraig Klund-TKDA SPR# 18-063843
- Hamm's Firelane Extension – Added fire lane at 680 Minnehaha. Rick Howden-City of Saint Paul Planning and Economic Development SPR# 18-066145

## NEW BUSINESS

#18-059-091 Wedum Albion LLC Senior Housing - Rezone from R4 one Family Residential to T3 Traditional Neighborhood. 900 Albion Avenue area bounded by Lexington, 7th, and Albion. (Kady Dadlez, 651-266-6619)

***MOTION:*** *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the rezoning. The motion carried 13 with 2 abstentions (Baker, Underwood) on a voice vote.*

#18-057-154 Wedum Albion LLC Senior Housing - Conditional use permit for a building height up to 65' and variance not to have a primary building entrance from 7th Street. 900 Albion Avenue area bounded by Lexington, 7th, and Albion. (Kady Dadlez, 651-266-6619)

***MOTION:*** *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit and variance subject to additional conditions. The motion carried 13 with 2 abstentions (Baker, Underwood) on a voice vote.*

#18-059-455 Urban Growler Farmers Market - Conditional use permit for a farmers market with up to 20 vendors. 2325 Endicott Street, NW corner at Hersey. (Anton Jerve, 651-266-6567)

***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 voice vote.*

#18-050-373 Brett Ripley - Reestablishment of a nonconforming use as a 4-family dwelling. 1685 Taylor Avenue, between Aldine and Charlotte. (Josh Williams, 651-266-6659)

***MOTION:*** *Commissioner Edgerton moved the Zoning Committee's recommendation to approve 2 or 3-family dwelling subject to an additional condition (denial of 4-family dwelling). The motion carried unanimously on a voice vote.*

#18-059-805 Michaelene Colestock (903 Beech) - Conditional use permit and variance for a supportive housing facility to serve 7 adult facility residents and their dependents. 903 Beech Street, between Mendota and Forest. (Bill Dermody, 651-266-6617)

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

#18-059-899 Michaelene Colestock (884 Hyacinth E) - Conditional use permit and variance for supportive housing facility to serve 6 adult facility residents and their dependents. 884 Hyacinth Avenue East, SE corner at Mendota. (*Bill Dermody, 651-266-6617*)

**MOTION:** *Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the conditional use permit and variance. The motion carried 13-2 (DeJoy, Khaled) on a voice vote.*

#18-058-139 Khue Thi Dang Auto Repair - Conditional use permit for an auto repair shop with modification of conditions for minimum lot area (15,000 sq. ft. required, 7,160 sq. ft. available) and landscaped buffer next to residential property (10 ft. required, none proposed). 71 Annapolis Street West, NW corner at Stryker. (*Jamie Radel, 651-266-6614*)

**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 voice vote.*

#18-057-614 Geneet Kidane Duplex - Reestablishment of nonconforming duplex with a variance of the consent petition requirement (owners of 13 parcels required, 6 signed). 758 Charles Avenue, between Avon and Grotto. (*Tony Johnson, 651-266-6620*)

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

## **VI. Comprehensive and Neighborhood Planning Committee**

Zoning Study to Amend Locational Standard of Accessory Dwelling Units – Forward report, recommending zoning code amendments to the Mayor and City Council. (*Jamie Radel, 651/266-6614*)

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

## **VII. Transportation Committee**

## **VIII. Communications Committee**

## **IX. Task Force/Liaison Reports**

**X. Old Business**

**XI. New Business**

**XII. Adjournment**

Information on agenda items being considered by the Planning Commission and its committees can be found at <http://www.stpaul.gov/planningcommission>

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