

# **Saint Paul Planning Commission**

City Hall Conference Center Room 40

15 Kellogg Boulevard West

## **Action Minutes**

August 25, 2017

8:30 - 11:00 a.m.

### **I. Approval of minutes of July 28<sup>th</sup> and August 11, 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 Directors Announcements**

### **IV. Zoning Committee**

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

Four items came before the Site Plan Review Committee on Tuesday, August 22, 2017:

- Harding High School – Tennis court replacement & stormwater management at 1540 6<sup>th</sup> Street East. Michelle Bergman Aho-SPPS SPR #17-070440
- Maryland Shopping Center – Building addition at 1541 Maryland Avenue East. George Barr-Barr Nelson Construction SPR #17-066023
- Rift Valley Transportation – Parking lot redevelopment & building renovation at 1033 Thomas Avenue. Ebisso Uka-Rift Valley Transportation SPR #17-066013
- CP Railway Car Department – New office building at 1213 Pigs Eye Lake Road. Pat Mooney-CP Railway SPR #17-064244

Two items to come before the Site Plan Review Committee on Tuesday, August 29, 2017:

- ALDI Grocery Store – Building addition at 2005 Suburban Avenue. Andrew Shaw-ALDI, Inc. SPR #17-071118

- Thomas Avenue Flats – New 51-unit affordable residential at 1500 Thomas Avenue. Chris Stokke-MWF Properties, LLC SPR #17-071095

## NEW BUSINESS

#17-065-121 Gary and Elisa Gorman – Rezone from R4 One-Family to RT1 Two-Family. 858 Oakdale Avenue, SE corner at Wyoming. (*Lucy Thompson, 651/266-6578*)

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

#17-065-566 CP Rail-Car Department Building – Conditional use permit for elevation of a structure on an alternative to fill in the FF flood fringe district. 1213 Pigs Eye Lake Road, NE of R/R roundhouse. (*Josh Williams, 651/266-6659*)

**MOTION:** *Commissioner Lindeke moved the Zoning Committee’s recommendation to approve the conditional use permit subject to additional conditions. The motion carried 12-0 with 1 abstention (Edgerton) on a voice vote.*

#17-065-797 Fred Niaz – Reestablishment of nonconforming use for auto sales. 847 Hudson Road, NE corner at Plum. (*Bill Dermody, 651/266-6617*)

**MOTION:** *Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the establishment of legal nonconforming use subject to additional conditions. The motion carried 12-1 (Oliver) on a voice vote.*

#17-064-027 Selby-Victoria Development – Rezone from RM2 Multiple Family and B2 Community Business to T2 Traditional Neighborhood. 838 Selby Avenue, SE corner at Victoria. (*Tony Johnson, 651/266-6620*)

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

#17-061-488 Selby –Victoria Development – Variance for front yard setback (10’ max., 12’ proposed) and parking (20 required, 19 proposed). 838 Selby Avenue, SE corner at Victoria. (*Tony Johnson, 651/266-6620*)

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

#17-061-494 Selby-Milton Development – Rezone from T1 Traditional Neighborhood to T2 Traditional Neighborhood. 940 Selby Avenue, between Milton and Chatsworth. (*Tony Johnson, 651/266-6620*)

**MOTION:** *Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the rezoning. The motion carried 11-0 with 1 abstention (Reich) on a voice vote.*

#17-061-506 Selby-Milton Development – Variances for trash enclosure setback (3’ required, 1’ proposed) and using the alley to access 8 off street parking spaces in a non-residential zoning district abutting residentially zoned land across from an alley. (7 spaces permitted, 8 proposed). *(Tony Johnson, 651/266-6620)*

**MOTION:** *Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the variance subject to additional conditions. The motion carried 12-0 with 1 abstention (Reich) on a voice vote.*

**V. Comprehensive Planning Committee**

2040 Comprehensive Plan Update – Status update. *(Lucy Thompson, 651/266-6578)*

**VI. Saint Paul Market Watch Report and Racial Equity Indicators** – Informational presentation by Bob Spaulding, PED Research Analyst. *(Bob Spaulding, 651/266-6635)*

**VII. Neighborhood Planning Committee**

**VIII. Transportation Committee**

**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](http://www.stpaul.gov/ped), click on Planning.

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