

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

December 18, 2015

8:30 - 11:00 a.m.

I. Approval of minutes of November 13, 2015.

MOTION: *Commissioner Reveal moved approval of the minutes of November 13, 2015. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Directors Announcements

IV. Zoning Committee

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

Three items to come before the Site Plan Review Committee on Tuesday, December 29, 2015:

- Holiday Station – Tear down and rebuild convenience store/gas station at 1608 Rice Street and Wheelock. *(Tom Beach, 651/266-9086)*
- Raymond Avenue Flats – Build 5 stories of apartments over an existing one-story commercial building and create parking on the first floor at 735 Raymond Avenue. *(Tom Beach, 651/266-9086)*
- Luther Seminary Senior Housing – Build a 49-unit senior housing cooperative at Luther Place at Como Avenue. *(Larry Zangs, 651/266-9082)*

NEW BUSINESS

#15-180-427 CVS Pharmacy – Conditional use permit for drive through service with modification of special conditions requiring drive through lanes and service windows to be at least 60 feet from residential property and requiring drive through lanes not to be between the principal structure and a public street. 30 Fairview Avenue South, NE corner at Grand Avenue. *(Mike Richardson, 651/266-6621)*

Commissioner Nelson announced that this case has been laid over to the December 29, 2015 Zoning Committee meeting.

#15-180-927 MN Farmhouse Fraternity – Conditional use permit for off-campus fraternity with variances for lot coverage (35% permitted, 38% proposed), and building height (40 ft. permitted, 45 ft. proposed). 1505 Cleveland Avenue North, between Dudley and Hendon. (*Anton Jerve, 651/266-6567*)

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

V. 8-80 Overview – Informational presentation by Margaret Jones, 8-80 Vitality Fellow.
(*Margaret Jones, 651/266-6637*)

VI. Comprehensive Planning Committee

Green Line TN Zoning Study Follow Up: Accessory Dwelling Units – Release draft zoning code amendments for public review and set public hearing on February 5, 2016.
(*Jamie Radel, 651/266-6614*)

MOTION: *Commissioner Merrigan moved on behalf of the Comprehensive Planning Committee to release the draft for public review and set a public hearing on February 5, 2016. The motion carried unanimously on a voice vote.*

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, click on Planning.

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

