Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West

Minutes September 2, 2016

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 2, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. DeJoy, McMahon, Reveal, Thao, Underwood, Wang; and Messrs. Edgerton, Fredson, Gelgelu, Lindeke, Makarios, Nelson, Ochs, Oliver, and Ward.
Commissioners Absent:	Mmes. *Merrigan, *Shively, *Wencl, and Mr. Wickiser. *Excused
Also Present:	Donna Drummond, Planning Director; Lucy Thompson, Kady Dadlez, Tony Johnson, and Laura Eckert, Department of Planning and Economic Development staff.

I. Approval of minutes August 5, 2016.

MOTION: ***Commissioner Thao moved approval of the minutes of August 5, 2016. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.***

II. Chair's Announcements

Commissioner Reveal, the Commission's First Vice-Chair, chaired the meeting. Acting Chair Reveal read a resolution thanking Commissioner Wang for her service on the Planning Commission.

Commissioner Wang said that it has been an honor to be on the Planning Commission. And if anyone is curious about the Welcome Hats ceremony the final celebration is on Tuesday, September 6th at the History Center and the Mayor will present hats from 5:00 p.m. to 7:30 p.m. Everyone is welcome.

MOTION: ***Commissioner Thao moved approval of the resolution honoring Commissioner Wang. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.***

III. Planning Director's Announcements

Donna Drummond reminded the commissioners of the upcoming River Balcony prototyping festival on Friday, September 9 and Saturday, September 10th. The goal is to generate excitement about the River Balcony and show people what might be possible. Festival activities will be set up all along the proposed route of the river balcony, starting at the Science Museum down to the

Union Depot, with the core of activities centered on Kellogg Mall Park. Friday night starts the pre-party with food trucks, a beer garden and live music located at Kellogg Mall Park. On Saturday the festival runs from 2:00-6:00 p.m. in the afternoon.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Larry Zangs, 651/266-9082)*

One item came before the Site Plan Review Committee on Tuesday, August 23, 2016:

- Dorothy Day Place-Phase 2 – New housing and courtyard at 183 Old 6th Street & 400 Main Street. Richard Johnson-Catholic Charities SPR # 16-063649

One item came before the Site Plan Review Committee on Tuesday, August 30, 2016:

- West Side Flats Phase 3 A & B Buildings – Mixed Use Development at 81 Livingston Avenue. Sherman Associates SPR# 15-031101

NEW BUSINESS

#16-064-802 St. Paws – Determination that dog day care and boarding is similar to other T3 Traditional Neighborhood District uses. 1920 University Avenue West between Prior and Lynnhurst Avenue West. *(Jacquelyn Kramer, 651/266-6708)* This case was continued to the September 22nd Zoning Committee meeting.

Commissioner Nelson announced that the next Zoning Committee meeting on Thursday, September 8, 2016 has been cancelled.

V. Minnesota State Capitol Renovation – Informational presentation by Wayne Waslaski of the Minnesota Department of Administration.

Wayne Waslaski gave a power point presentation which can be seen on the web page at: http://www.stpaul.gov/planningcommission

Commissioner Ward noted that from 1905 – 2011 there were no efforts to maintain the capitol building and in 2011 the Preservation Commission was established. Now the renovation is costing $513 million. What is being put in place now in terms of on-going maintenance to prevent a large cost for renovation in the future?

Mr. Waslaski said in 2012 the first thing the Commission did was create a master plan for the preservation of the Capitol to preserve the building for the next 100 years. At the end of this process Dept. of Administration staff has now engaged the Preservation Commission in conversation about stewardship and maintenance. For example, on the exterior stone how often does tuck pointing need to be completed so water infiltration into the building is not happening? How often does it need to be investigated? There will be recommendations from the project team. A preservation plan and budget will be presented to the Preservation Commission for their consideration and follow up with the legislature. That conversation is part of the master plan. Commissioner Ward said a lot of specialized skills were needed for the capitol restoration such as stone masonry, stained glass repair and restoration of artwork. Is anything being done to let local

young people know about these types of jobs and how they can train for them? He imagines that there is a need for these skills in other places where old buildings are being restored. What can the Capital Board do to promote jobs and training for these types of unique skills?

Mr. Waslaski said that is a difficult but good question. When this project ends the funding is gone so the master stone carvers will need to move on to the next job elsewhere in the country or in the world. At the peak the Capitol project had 7 master stone carvers on the project from all over the world. One was Mimi from Montana, who was 26 when she thought that this would be a great career to get into but she is the exception. The master stone carvers average age is closer to 60 but Mimi was the example of somebody who got engaged in this trade and saw an opportunity and really capitalized on it. However, he does not know what Mimi's next job is, where she is going to have to go to or move to for a period of time to work. And you have that same thing with a number of the specialty trades on a project like this, such as historic lighting, fine art work, decorative painting. They have to move on to the next job as there is not enough work to stay in one area. From an industry standpoint they are well aware of their challenges on the labor side. One thing that they are particularly proud of on the Capitol project is the diversity of the workforce. They wanted it to reflect Minnesota and Jay Dunn led the way with an excellent program working with the Department of Human Rights. They are at about 40% between minority and women on the Capital restoration.

Commissioner Lindeke asked if the parking on the Capital lawn is just temporary and whether it will return to lawn after this process is over.

Mr. Waslaski said it is temporary and will be removed in the summer of 2017.

Commissioner Nelson said that a lot of the project was deferred maintenance and a lot was upgraded technology from 1905 mechanical systems. For example, plumbing was totally different from what we have today. How was sustainability brought into the work that was done?

Mr. Waslaski said that all state projects have to follow the Minnesota Sustainable Building guidelines so that is their starting point. The number one thing he can think of from a sustainability standpoint is the lighting. They moved to all LED lighting in the Capitol and they are already on District Energy on the campus. So they already are sustainable from a heating and cooling standpoint. There are all new windows and the mechanical systems that meet certain efficiency levels. There are some challenges with energy consumption because the building operates on a unique schedule, especially when legislature is in session. There will still be flood lights lighting the exterior of the Capitol as it is an important symbol for the state of Minnesota. Overall from an energy efficiency standpoint the systems have been improved but you also have to balance that with increased energy use by upgraded mechanical and ventilation systems.

Commissioner Underwood asked if expanded recycling, including organics, are planned for the building.

Mr. Waslaski said there is a campus wide recycling program that includes the Capitol building, but doesn't include organics recycling.

Commissioner Ochs asked about the extent of renovations of the grounds surrounding the building.

Mr. Waslaski said that much of the stairs and the plaza are a roofing system for the space below in the basement, so when dealing with the leaking water issue they had to deal with the plaza and the stairs. The commission and the legislature provided funding for that in 2015. All of the structural repairs have been completed and waterproofing done on the stairs and the plaza surrounding. Another major change is to parking lot O on the northeast quadrant of the Capital. That is now going to be greenspace. There still will be about 25 parking spaces for senior leadership there. Additional security measures will be added on site. The landscaping has changed over the years and the intent is to return the overall landscaping to much of what it looked like in 1905.

Commissioner Wang about plans to include new art that depicts our current population and the people who have contributed in the past, including Native Americans.

Mr. Waslaski said that the Preservation Commission created a subcommittee on art. They have put forward close to 90 recommendations for art in the Capitol dealing with both existing art and the potential for new artwork. The Preservation Commission has referred the recommendations to the Historical Society and they will do a review of all the recommendations and make a decision on which ones they are going to implement. Much of the artwork and much of the building was a tribute to the Civil War, so there are a lot of conversations about how to also better reflect the current population of Minnesota.

Commissioner Ward asked if there will be any documentation of lessons learned in this process? This could be helpful for state capitals around the country.

Mr. Wasluski said they started out the process not knowing how to accomplish restoration of the Capitol building. They reached out to states that had accomplished their restoration projects and our Preservation Commission is closely modeled after the preservation commission of Idaho and Utah. Since the project began they have had six or seven states reach out to them to learn how Minnesota's restoration was being done. Our preservation commission does not have a sunset date and there is still a question of whether or not the legislature will choose to sunset it. There are pros and cons to both. The greatest weakness in the past was that top leadership in state government was not engaged in being stewards of the building. Through documentation of this process, we want to make it clear what needs to be done in the future so that the Capitol building is maintained on an ongoing basis into the future.

Commissioner Ward asked what information is being disseminated to the state's citizens so that they can understand that this is what we had to do, and to show off the finished building that they paid for with their taxes.

Mr. Wasluski said that the head of the Department of Administration has been doing a statewide tour giving presentations like this, for that very reason. The grand opening is another opportunity. The state of Utah did it where they worked through the school system, because not everybody is going to come on the week of the grand opening events. It's important for all the citizens of the state to be recognized for their significant contribution to make this happen. The highlight for him is the bipartisanship that this project has had. They have had the most conservative and most liberal legislators in support of this work. This is an important symbol of the state.

Acting Chair Reveal thanked Mr. Waslaski for his presentation and looks forward to the grand opening.

Ms. Drummond thanked and recognized Mr. Paul Mandell for coming today also; he is the Executive Secretary of the Capital Area Architectural and Planning Board and has been with that board for a long time but is fairly new to the lead position for staff of that board.

VI. Comprehensive Planning Committee

Commissioner Thao announced that their last meeting was canceled, and the next Comprehensive Planning Committee meeting is scheduled for September 13th from 3:30-5:00 p.m. with the agenda to be determined.

VI. Neighborhood Planning Committee

Union Park (District 13) Community Plan Update – Approve resolution recommending approval of the Union Park Community Plan and forward to the Mayor and City Council for adoption. *(Kady Dadlez, 651/266-6619)*

Commissioner McMahon gave the report.

Commissioner Thao asked whether the plan addresses the soccer stadium since the stadium is in the Union Park neighborhood.

Ms. Dadlez said that the plan did not specifically address the soccer stadium but it did address the Snelling-Midway redevelopment block and it talked about trying to achieve the planning goals set forth in the Snelling Station Area Plan and the Smartsite TOD Redevelopment Strategy.

Commissioner Thao said she did not know if they would have to redo it based upon the new changes. Usually these things are always a work in progress.

MOTION: ***Commissioner Oliver moved on behalf of the Neighborhood Planning Committee to approve the resolution recommending that the Union Park (District 13) Community Plan be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.***

Outdoor Commercial Uses Zoning Study – Release draft for public review and schedule a public hearing for October 14, 2016. *(Tony Johnson, 651/266-6620)*

Tony Johnson, PED staff gave a power point presentation which can be seen on the web page at: http://www.stpaul.gov/planningcommission

Commissioner Nelson asked about the 10% of the zoning lot/1,000 sq. ft. trigger for a conditional use permit requirement (CUP), how that relates to use of public right-of-way (ROW), and if zoning extends to the center of the street.

Mr. Johnson said that zoning district boundaries usually follow the centerline of streets. Use of street ROW is also regulated by the Dept. of Public Works, and commercial use of public street ROW requires a permit from Public Works. A sidewalk café, for example, needs a sidewalk

obstruction permit from the Dept. of Public Works, needs to maintain a 4-foot width for pedestrian flow, and needs a sidewalk café license from the Dept. of Safety and Inspections. The CUP requirement and the 10% of the zoning lot/1,000 sq. ft. trigger for a CUP applies to use of the zoning lot itself, not to use of the public right-of-way.

Commissioner Nelson asked about controls on generators used for food trucks, which can be very noisy and smelly.

Mr. Johnson said that food trucks are regulated and licensed by the state, and the city noise ordinance applies.

Commissioner Nelson said there seems to be little enforcement. Commissioner Lindeke said that food truck generator noise is a pet peeve of his. A loud food truck generator at Mears Park kind of ruins the public space. Quieter generators are more expensive.

Commissioner Gelgelu asked about outdoor events, and whether shops can conduct sales at a special event some distance from the shop as an accessory use.

Mr. Johnson said special events such as community festivals are regulated separately under Chapter 366, which requires a permit for each event. The proposed amendments would provide for regular outdoor markets such as at the Union Depot to get a conditional use permit that would be more permanent. Accessory uses must be located on the same zoning lot as the principal use to which it is related.

Commissioner DeJoy asked if a shop selling clothing, for example, could sell a different product such as fruit out on the sidewalk. Commissioner Gelgelu asked if a store could use their license to sell their products at an event at a different location.

Commissioner Nelson said these are more of a licensing issue rather than a zoning issue.

Acting Chair Reveal suggested that staff can do some follow-up research on this.

Commissioner Ochs asked about multiple vendors on a site, who is responsible for applying for zoning approval, and how the lot area/conditional use permit requirement would be managed.

Mr. Johnson said that property owners are responsible for managing and leasing their property in conformance with the code. When commercial outdoor uses occupy more than 10% of a zoning lot or 1000 sq. ft. on a zoning lot, conditional use permit and site plan review requirements are triggered. Any person having an ownership or leasehold interest in the property is eligible to apply for a conditional use permit and site plan approval.

Commissioner Edgerton said that for fireworks stands the Planning Commission sees a site plan showing the layout, and he assumes they would see something similar for these types of conditional use permits.

Mr. Johnson confirmed this, and said one of the benefits of requiring a conditional use permit for larger scale outdoor commercial use is that the Planning Commission can add conditions that are specific to the particular use and location.

Commissioner Nelson asked if there would be any notification or review when conditional use permit and site plan review requirements are not triggered.

Mr. Johnson noted that other standards and requirements still apply, that a lot of these sales are already occurring without site plan review or serious issues, and DSI is able to address minor issues. Ms. Drummond added that the requirement not to obstruct the building entry and pedestrian flow, for example, can be addressed on a complaint basis.

Commissioner Ochs asked if maintaining pedestrian flow on the public sidewalk should be more defined, for a sidewalk café on a tree lined sidewalk with a fire hydrant and lighting, for example.

Mr. Johnson said that building egress and ingress has to be maintained, and a sidewalk café needs to maintain at least 4 feet of access. Public Works addresses this through the sidewalk obstruction permit.

Commissioner Lindeke said that he thinks this is great. A friend of his just moved her vintage store to a new location in Saint Paul. At her old location she displayed goods in the windows and in front of the store, making the sidewalk gorgeous and interesting and encouraging people to go into the store. He asked about her new location and if she was going to do the same thing there, and she said she did not want to get in trouble with the City. He did not know what that meant, but now it makes sense that this is a use that happens all the time but has not been officially sanctioned. Vintage stores on 7th Street and at the corner of Selby and Fairview are examples of outdoor display of merchandise that works fine. He really likes and supports this.

Commissioner Gelgelu echoed that sentiment. When they were working on guidelines for Snelling Avenue one of the points raised was that outdoor commercial uses could help to mitigate safety issues in the area.

MOTION: ***Commissioner Oliver moved on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on October 14, 2016 (subsequently rescheduled to October 28, 2016). The motion carried unanimously on a voice vote.***

Commissioner Oliver announced that the next Neighborhood Planning Committee meeting on Wednesday, September 7, 2016 is canceled.

VIII. Transportation Committee

Commissioner Lindeke announced that at their last meeting they discussed the Comprehensive Plan update process and brainstormed about what the priorities should be for the Transportation Chapter. The next meeting, which had been rescheduled to Tuesday, September 7th because of the Labor Day Holiday, has been canceled.

IX. Communications Committee

Commissioner Thao had no report.

X. Task Force/Liaison Reports

No task force or liaison reports.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 10:05 a.m.

Recorded Laura Eckert, and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

Donna Drummond
Planning Director

Approved October 28, 2016
(Date)

Daniel Ward II
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\September 2, 2016