

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

**Minutes March 4, 2016**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 4, 2016, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. McMahon, Merrigan, Padilla, Reveal, Underwood, Wang; and Messrs. Gelgelu, Lindeke, Makarios, Nelson, Ochs, Ward, and Wickiser.

**Commissioners Absent:** Mmes. DeJoy, \*Shively, \*Thao, \*Wencl, and Messrs. \*Edgerton, and Oliver.  
\*Excused

**Also Present:** Allan Torstenson, Acting Planning Director; Kevin Nelson, Department of Public Works, Bill Dermody, and Sonja Butler, Department of Planning and Economic Development staff.

**I. Approval of minutes February 5, 2016.**

First Vice Chair Reveal announced that the minutes are not available at this time. They will be ready for approval at the next Planning Commission meeting.

**II. Chair's Announcements**

Commissioner Reveal had no announcements.

**III. Planning Director's Announcements**

Acting Planning Director Allan Torstenson announced that on Wednesday the City Council approved and authorized execution of agreements related to the soccer stadium development. Also, the Council approved the Jamestown Homes rezoning at 586 Central Avenue West from RM2 Multiple-Family Residential to T2 Traditional Neighborhood.

**IV. Zoning Committee**

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

Three items to come before the Site Plan Review Committee on Tuesday, March 8, 2016:

- Saint Paul Radiology – 1,200 sq. foot addition to existing medical clinic at 250 Thompson. *(Larry Zangs, 651/266-9082)*
- Farm House Fraternity – Tear down old fraternity house and build new one at 1505 Cleveland Avenue North. *(Larry Zangs, 651/266-9082)*

- Hmong Village parking lot – 126 car expansion of the existing parking lot into the Johnson Parkway right-of-way, 1001 Johnson Parkway. *(Larry Zangs, 651/266-9082)*

One item to come before the Site Plan Review Committee on Tuesday, March 15, 2016:

- Community School of Excellence – New construction 120,000 SF school (K-8) at 270 West Larpeur Avenue (Old Linder's Nursery Site) *(Larry Zangs, 651/266-9082)*

## **NEW BUSINESS**

#16-009-696 Wilson Ridge Apartments – Rezone from RT1 Two-Family Residential and RM2 Multi-Family Residential to RM3 Multiple-family Residential. 1254-1276 Wilson Avenue between Johnson Parkway and English Street. *(Bill Dermody, 651/266-6617)*

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

Commissioner Nelson announced the item on the agenda at the next Zoning Committee meeting on Thursday, March 10, 2016.

## **V. Comprehensive Planning Committee**

Congregate Living Zoning Study – Approve resolution recommending zoning code amendments to the Mayor and City Council. *(Bill Dermody, 651/266-6617)*

Commissioner Merrigan complimented Bill Dermody for taking a very complicated issue and making it understandable, organizing it well, and responding to the comments from the public hearing, which are addressed in the resolution.

**MOTION:** *Commissioner Merrigan, on behalf of the Comprehensive Planning Committee, 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.*

## **VI. Capital City Bikeway** – Informational presentation by Kevin Nelson, Department of Public Works. *(Kevin Nelson, 651/266-6236)*

Kevin Nelson, Department of Public Works staff gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner McMahon asked about the difference between a major and minor bikeway.

Mr. Nelson said a major bikeway is a separated facility. Jackson would have a sidewalk level bikeway separated from cars and pedestrians. Minnesota would have a minor bikeway with an street striped bike lane.

Commissioner Ward asked about the maintenance of permeable asphalt, which can fill in with sediment over time, choking off water filtration.

Mr. Nelson said street maintenance sweeps downtown streets four nights a week in summer months with a vacuum sweeper. They would also maintain the downtown bikeways with existing crews in winter, for which they may need a different piece of equipment.

Commissioner Ward asked about spalling from turning heavy vehicles on permeable asphalt.

Mr. Nelson said they should be able to produce the material to patch in the permeable asphalt in summer. They deigned the path to drain into landscaped areas when all of the water doesn't filter into the permeable pavement.

Commissioner Merrigan asked about bike parking and bike racks.

Mr. Nelson said there will be several bike racks along the corridor, which will be shown in the final plans.

Commissioner Ochs asked about traffic counts on Jackson and connections to Shepard and Warner Roads, and how that will be affected.

Mr. Nelson said the average daily traffic is 6,500 cars per day going onto Fourth Street, and the peak pm through traffic is 1,000 cars per hour. He said that access to Shepard Road will remain as is, and that it should function slightly better than it does today.

Commissioner Lindeke asked about the cost increases, without going into a lot of detail.

Mr. Nelson said it is primarily signals, water mains and sewer upgrades. The Water Department is funding that anything that has to do with water mains.

#### **VII. Neighborhood Planning Committee**

Commissioner McMahon reported that their last meeting was canceled and their next meeting is on Wednesday, March 9, 2016 at 3:30p.m.

#### **VIII. Transportation Committee**

Commissioner Lindeke reported that their last meeting was canceled and announced the items on the agenda at their next Transportation Committee meeting on Monday, March 7, 2016.

#### **IX. Communications Committee**

No report.

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

Commissioner Makarios announced that the Ford Task Force has a work session scheduled on Monday, March 7<sup>th</sup> from 6:30-8:30p.m. at the Highland Park Community Center.

Commissioner Padilla reported that the Snelling Midway Community Advisory Committee met last night and viewed more detailed plans and some of the stadium plans released to the public at the press conference. They are going to continue to meet at least until the end of April and

probably one meeting in May so they can inform a report before the Planning Commission sees a master plan at a public hearing in June. It sounds like early plans will be submitted next month and then a public hearing will be scheduled. There may be some site remediation starting in June. The AUAR will not be complete until July, and actual construction cannot begin until that is approved.

Commissioner Ward asked if there was an agreement reached with the shopping center developer as to what buildings will be demolished and the schedule of how that is going to happen.

Commissioner Padilla said that RK Midway, the Midway Center owner, is part of the development planning effort. The way that the stadium is laid out it's likely that the Rainbow Foods and Big Top Liquor buildings would be torn down. The vacant American Bank building site will likely be Phase 1 of the shopping center redevelopment, and leases for a number of shops need to be negotiated. RK Midway intends to develop more new retail space than currently exists on the site. The intention is that everyone on the site will have an opportunity to stay on the site. The goal is that when the stadium opens the public plaza and green space leading to University Avenue will be there.

**XI. Old Business**

None.

**XII. New Business**

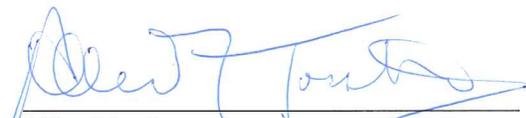
None.

**XIII. Adjournment**

Meeting adjourned at 9:25 a.m.

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

Respectfully submitted,



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Allan Torstenson  
Acting Planning Director

Approved April 1, 2016  
(Date)



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Daniel Ward II  
Secretary of the Planning Commission