

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

Minutes May 3, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 3, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Grill, Lee, Mouacheupao, Reveal; and Messrs. Baker, Edgerton, Khaled, Lindeke, Ochs, Perryman, Rangel Morales, Risberg, and Vang.

Commissioners Absent: Ms. *Underwood, and Mr. Oliver.

*Excused

Also Present: Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Kady Dadlez, Allan Torstenson, Josh Williams, Tony Johnson, Luke Odenthal, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes March 22, 2019.

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. Chair's Announcements

Chair Reveal announced that they are going to stay in room 40 for the retreat, they will not have to move to the room listed on the agenda. They will get through the committee business then do the retreat.

III. Planning Director's Announcements

Luis Pereira announced that on May 1, 2019 City Council approved the appointment of a new Planning Commissioner for the Ward 4 vacancy. His name is Antonio Rodriguez, he is a Hamline-Midway resident, an Architect by background and has a career in Photography. Mr. Rodriguez will be joining the commission soon. Earlier this week the Center for Economic Inclusion had a Summit, the first of its kind an annual Summit the title was Powering Inclusion in Minneapolis, subject of an inclusive economy. PED's Deputy Director, Kristin Guild attended and the Director, Dr. Bruce Corrie attended portions of it. Dr. Corrie will be here for the retreat and he might be able to reflect a little on that. Finally, in terms of staffing there are two people that have been made offers for City Planner and City Planner Tech, they have accepted those so just trying to figure out when they can start.

IV. Zoning Committee

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

- VEIT – Re-pavement of construction waste handling area at 1305 Pierce Butler Route. Cameron Hagen, Wenck and Associates. SPR# 19-034484
- Pedro Park – New park development at 114- 10th Street East. Ellen Stewart, Saint Paul Parks and Recreation. SPR# 19-034514
- Dickerman Park – Phase 3 – New park development at 1753 University Avenue West. Dave Ronzani, Saint Paul Parks and Recreation. SPR# 19-034746

NEW BUSINESS

#19-029-318 Scannell Properties – Conditional use permit for a mixed use building up to 75 feet in height, with floor area ratio variance (3.0 allowed 4.71 proposed) 441-457 Snelling Avenue N., between Shields Avenue and Spruce Tree Avenue. (*Kady Dadlez, 651/266-6619*)

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

#19-025-163 Alan Hupp – Conditional use permit for 5-unit cluster development with modification of conditions and parking variance (7 spaces required, 4 proposed). 617 Laurel Avenue, NE corner at Dale Street. (*Tony Johnson, 651/266-6620*)

Commissioner Edgerton said the applicant requested that the case be laid over. The Heritage Preservation Commission recommended some adjustments to the plan that would require bringing it back to the Zoning Committee, probably on May 23.

Tony Johnson, PED staff, said that the Heritage Preservation Commission is reviewing the plan because the property is in the Hill Heritage Preservation District.

Commissioner Edgerton said there is a chance that this application specifically would be withdrawn and a new one would come in.

MOTION: *Commissioner Edgerton moved to lay this case over until May 23, 2019. The motion carried unanimously on a voice vote.*

Commissioner Edgerton announced the item on the agenda for the next Zoning Committee meeting on Thursday, May 9, 2019.

V. Comprehensive and Neighborhood Planning Committee

Commercial Development District: La Costa Mexican Sports Bar and Grill – Recommend approval of the proposed Commercial Development District for La Costa Mexican Sports Bar & Grill at 194 Cesar Chavez Street, and forward to the Mayor and City Council for adoption. (*Michael Wade, 651/266-8703, and Josh Williams, 651/266-6659*)

Commissioner Lindeke said he finds having only one building in a district does not make any sense and he knows there is a bar two doors down from that very spot. It just does not seem like the right way to handle this kind of application or policy. As a general comment he does not think that districts should be one building large and it seems weird that this is how we do it.

Chair Reveal agrees and asked what was the staff's explanation for that?

Josh Williams, PED staff person agreed that it is a little odd that the whole purpose of commercial development districts is to allow for liquor licenses beyond the ward's specific limits. It's a means to provide additional liquor licenses. In terms of why it's just one building, that is because the City cannot limit within a district the number of licenses, so by making it for that one specific property it ensures that any additional licenses would still have to go through this approval process. He added that the district application goes through a hearing at City Council. The Planning Commission weighs in on consistency with the Comprehensive Plan and the City Council will hold a public hearing. The establishment will still need to meet licensing requirements as well.

Chair Reveal said that it seems odd to be dealing with the liquor license consequence through a zoning decision for Planning Commission.

Commissioner Edgerton said that they have had some of these in the past and it has been a while and he was wondering if those were single buildings as well.

Mr. Williams replied that there have been a number of districts in the past that have been single building districts. He added that the licensing process is separate, and there is a potential that the Planning Commission finds the district consistent with the Comprehensive Plan, the City Council okay's the district, and then the establishment is either unable to meet licensing requirements or a license is issued license and it's later revoked. He concluded that he is not sure how common revocation of a liquor license is, but reiterated that licensing is a separate process that is distinct from the process for establishing a commercial development district.

Commissioner Rangel Morales asked if this was the same process that was used for the wine place on the corner of Grand Avenue and West 7th Street or was that something different.

Allan Torstenson, PED staff said that it is not unusual to have a single lot one business commercial development district. He also clarified that the commercial development district process has nothing to do with zoning and the decision before the Planning Commission is not a zoning decision; it is a licensing matter. Licensing regulations require that commercial development districts be sent to the Planning Commission for comment on consistency with the Comprehensive Plan. Otherwise licensing staff handles these cases and it is [Department of Safety and Inspections] licensing staff that take it to City Council.

Commissioner Lindeke said he knows they had a conversation or there were articles about whether ward specific limits made sense in 2019 or not. Specifically, Ward 3 only has three liquor licenses in the whole area. He just read an article about this and he would like to know if that was something the City or the Planning Team or City Council is examining.

Mr. Williams stated that based on information just received from Tony Johnson, he [Mr.

Williams] had previously misinformed them. The previous licensing regimen had ward-specific limits and that has been changed. The new requirement is that any new liquor license outside of downtown needs to be within a commercial development district. All existing liquor licenses that were issued under ward-specific limits are grandfathered in. Any existing licenses are allowed to continue, but for any new liquor licenses outside of downtown, a commercial development district needs to be established first.

Tony Johnson said it is specifically licenses for 2:00 a.m. closing that require a commercial establishment district; if it's a restaurant they can get a full liquor license now, but they have to close at 12:00 midnight and meet certain requirements in terms of the kitchen equipment and food offerings.

Commissioner Grill asked for clarification that every new bar outside of downtown that opens and wants to be open until 2:00 a.m. would have to go through this whole process.

Mr. Johnson said yes.

MOTION: Commissioner Mouacheupao moved on behalf of the Comprehensive and Neighborhood Planning Committee to recommend the approval of the Commercial Development District for La Costa Mexican Sports Bar & Grill and forward to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.

VI. Transportation Committee

Commissioner Lindeke announced that at their last meeting they discussed two bike trail projects, one is on the Westside close to the commercial development district but connecting the Lilydale trail on one side of the West side to the airport South Saint Paul trail on the other side of the West side. The other was Indian Mounds Regional Park trails are being fixed up maintained and the Parks department is working with the tribes to do that in a respectful way leaving the ground undisturbed as much as possible. Also, they talked with Public Works about the 5-year plan, their plan for maintenance, reconstruction and mill & overlay repavings for the next five years and what that looks like. And the next Transportation Committee meeting on Monday, May 6, 2019 has been canceled.

VII. Communications-Nominations Committee

No report.

VIII. Task Force/Liaison Reports

Commissioner Ochs gave an update about the Rondo Land Bridge. The Rondo Land Bridge is an initiative that stems from Reconnect Rondo, Rondo being a neighborhood in Saint Paul generally between Lexington Parkway and Dale Street, east and west and University Avenue to Marshall Avenue, north and south. The focus area for the land bridge is currently in that segment, the land bridge being a lid over interstate 94. That is going to take a lot of wheels to turn and working with federal, state, county and many other organizations to try and make that happen. It's not the first time it happened several other times, a lot of analysis, a lot of studies have been done, a lot of presentations, a lot of concepts and so-forth. Currently what Reconnect Rondo has done is create a group called the Rondo Land Bridge in the Rondo Land Bridge Project Advisory Group.

Walter Smith is the Executive Director, he has been working with a number of different organizations both non-profit and government agencies to try and ascertain what are the requirements to get things going. Currently there is a feasibility study that's being conducted, its in phase II, Commissioner Ochs is not sure of how many phases there are, but he thinks that is the final phase of that study. It is focusing on the engineering aspect of the various concepts of the land bridge itself. In addition to that, Reconnect Rondo is connected with Dr. Corrie and they are working towards the Mayor's Cultural Destination Areas initiative in which is the Rondo Cultural Business District. That has been suggested to be an overlay of a certain area that is going to promote the Mayor's Initiative in Cultural Destination Areas, which he thinks is going to be the key element of the Rondo Land Bridge. It's more than just the physical element of creating a bridge over interstate 94 but also a program initiative in the larger area that's going to help benefit economically-deprived communities both through education, training, housing and various other things like that. Following the feasibility study, they will be working on a sustainability study, which they are in the process of raising money for looking to raise about another \$25,000 to kick off the Sustainability Study. They have coordinated with a consultant called North Group Consultants, they are consultants that helps with urban restoration, urban revitalization, and they were able to quantify the value of things lost and create a business argument to move forward with some restorative ideas.

IX. Old Business

None.

X. New Business

None.

XI. Adjournment

Meeting adjourned at 9:08 a.m.

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

Respectfully submitted,



Luis Pereira
Planning Director

Approved July 12, 2019
(Date)



Lue Vang
Secretary of the Planning Commission