

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

Minutes May 13, 2016

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 13, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, McMahon, Merrigan, Reveal, Shively, Underwood, Wang, Wencl; and Messrs. Edgerton, Gelgelu, Lindeke, Makarios, Nelson, Ochs, Oliver, and Ward.

Commissioners Absent: Ms. *Thao, and Mr. *Wickiser.

*Excused

Also Present: Lucy Thompson, Acting Planning Director; Allan Torstenson, Jake Reilly, Josh Williams, Tony Johnson, Kady Dadlez, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes April 15, 2016.

MOTION: *Commissioner Reveal moved approval of the minutes of April 15, 2016. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Wencl had no announcements.

III. Planning Director's Announcements

Acting Director Lucy Thompson announced the Placemaking Residency that was held this week. Sponsored by the Saint Paul Riverfront Corporation, the sessions addressed the intersection of urban design and equity. This week, the City Council upheld the Planning Commission's denial of the appeal on the Victoria Park Master Plan. The Heritage Preservation Awards ceremony is on Tuesday, May 17th. 2016 is the Commission's 40th anniversary. A call for Director of the Great River Passage Initiative has gone out; this 18-month position, along with a Fellow, will be housed in the Department of Parks and Recreation. The new division was called for in the Great River Passage Master Plan to steward implementation of the Plan.

IV. Zoning Committee

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

Two items came before the Site Plan Review Committee on Tuesday, May 10, 2016:

- River Park Plaza Paving & Landscaping at 10 River Park Plaza. File #16-030897

- Minnesota Roadways Co – Storm water improvements to the site involving new storm connection and pavement restoration at 2230 Energy Park Drive. File #16-031636

One item to come before the Site Plan Review Committee on Tuesday, May 17, 2016:

- St. Paul Police Public Safety Training Facility – 40,000 s.f. building housing SPPD training facilities at 600 Lafayette Road. File #16-030983

NEW BUSINESS

#16-016-050 Moises Romo – Reestablishment of nonconforming use as a triplex. 419 Sherburne Avenue, between Arundel and Western. (*Tony Johnson, 651/266-6620*)

Commissioner Nelson gave the Zoning Committee report and recommendation.

Commissioner Reveal noted the staff recommendation for a duplex and the Zoning Committee recommendation for reestablishment of a triplex. A triplex requires a Certificate of Occupancy, which protects public safety.

Commissioner Edgerton asked why some of the conditions recommended by were dropped?

Commissioner Nelson responded that some of the language related to converting it to a duplex and is not relevant if it's being reestablished as a triplex. Another recommended condition was that the applicant take the Landlord 101 class at DSI, which the Zoning Committee felt is more of a licensing issue and not appropriate for a nonconforming use permit. He said that the Certificate of Occupancy requirement for a triplex would ensure all life/safety standards are met.

MOTION: Commissioner Nelson moved the Zoning Committee's recommendation to approve the reestablishment of nonconforming use as a triplex subject to additional conditions. The motion carried unanimously on a voice vote.

V. Comprehensive Planning Committee

Neighborhood STAR Proposals – Comprehensive Plan Compliance – Approve resolution and ratings for Neighborhood STAR applications, and forward to the Neighborhood STAR Board for their consideration. (*Kady Dadlez, 651/266-6619*)

MOTION: Commissioner Merrigan moved on behalf of the Comprehensive Planning Committee to recommend approval of the resolution and forward to the Neighborhood STAR Board. The motion carried 13 with 1 abstention (DeJoy) on a voice vote.

VI. Neighborhood Planning Committee

North Garden Theater Commercial Development District (CDD) – Approve resolution finding the proposed commercial development district is in conformance with the Comprehensive Plan. (*Jake Reilly, 651/266-6618*)

MOTION: Commissioner McMahon moved on behalf of the Neighborhood Planning Committee recommending approval of the resolution finding that the proposed commercial development district is consistent with the Comprehensive Plan. The motion carried unanimously on a voice vote.

Can Can Wonderland Commercial Development District (CDD) – Approve resolution finding the proposed commercial development district is in conformance with the Comprehensive Plan. (*Josh Williams, 651/266-6659*)

MOTION: Commissioner McMahon moved on behalf of the Neighborhood Planning Committee recommending approval of the resolution finding that the proposed commercial development district is consistent with the Comprehensive Plan. The motion carried unanimously on a voice vote.

VII. Saint Paul 2040 Comprehensive Plan: Update on Process and Schedule – Informational presentation by Lucy Thompson, Department of Planning and Economic Development. (*Lucy Thompson, 651/266-6578*)

Lucy Thompson, PED staff, provided background on the purpose, legal framework and regional foundation for this decennial update of the Saint Paul Comprehensive Plan. She presented a summary of major trends and issues to be addressed in the 2040 document; these trends were identified by staff, the Comprehensive Planning Committee and citizens. Ms. Thompson reviewed the community engagement process, which will have a combination of large community meetings, social media, focus groups, etc. Each chapter will be led by a planner, who will oversee the work of a City staff working group. Experts, advocates and “passionate citizens” will be tapped through focus groups. The first two community kick-off meetings were held this week; the third is on Saturday. The Comprehensive Planning Committee will act as the Steering Committee for the Plan update, and will provide oversight and coordination of the work and content. The goal with the 2040 Plan is to have it be more of a policy document; the current plan contains some policy but is dominated by actions that go beyond policy.

One of the questions that has come up at the kick-off meetings is how district and area plans are impacted by the Comp Plan update, since they are all adopted as a part of the Comp Plan. These plans will stay as they are; only the 6 broad chapters (land use, transportation, parks and recreation, housing, water resources and preservation) are being updated. Depending on what the new Comp Plan contains, there may be subsequent changes to district and area plans, but that will come later. Ms. Thompson encouraged any Commissioners interested in the Comp Plan to attend upcoming CPC meetings.

Full drafts of each chapter will be completed by the end of 2017; community review will occur in early 2018. There will be an informal review by Met Council staff in early 2018 as well. As for format, the Plan will be written to be an online interactive document, but details are yet to be determined. Staff welcome input into how to make it more usable and more accessible on a regular basis.

Commissioner Edgerton suggested staff look at the Minnesota Stormwater Management Plan as being a good example of a user-friendly document.

Ms. Thompson asked if the Planning Commission is interested in a more intensive work session

about key issues, preliminary direction, etc. There was interested expressed by Commissioners. Chair Wencl suggested that the Steering Committee discuss how best to do this.

VIII. Transportation Committee

Commissioner Lindeke announced that at their last meeting, they heard about bike projects and planned streets reconstruction. The next meeting is Monday, May 16, 2016. MnDOT will present its 2016 construction projects, and there will be a presentation on a city-wide residential parking permit study.

IX. Communications Committee

No report.

X. Task Force/Liaison Reports

No reports.

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,



Lucy Thompson
Acting Planning Director

Approved June 10, 2016
(Date)



Daniel Ward II
Secretary of the Planning Commission