

## Saint Paul Planning Commission

### Minute May 15, 2020

**Notice to Commissioners and the public:** See below for information on members who may attend by telephone or other electronic means.

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 15, 2020, at 8:30 a.m. via skype or conference call.

**Commissioners Present:** Mmes. Anderson, DeJoy, Grill, Mouacheupao, Underwood; and Messrs. Baker, Edgerton, Hood, Lindeke, Oliver, Perryman, Rangel Morales, Risberg, and Vang.

**Commissioners Absent:** Messrs. \*Khaled, \*Ochs.  
\*Excused

**Also Present:** Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Menaka Mohan, Kady Dadlez, Josh Williams, Tony Johnson, Michael Wade, and Sonja Butler, Department of Planning and Economic Development staff.

#### **I. Approval of minutes – No minutes are available**

Chair Rangel Morales announced that the minutes are not available at this time.

#### **II. Chair’s Announcements**

Chair Rangel Morales had no announcements. However, welcomed Luis Pereira back from his paternity leave.

#### **III. Planning Director’s Announcements**

Luis Pereira announced that the Ford Master Plan amendments and related zoning text amendments were before the City Council on Wednesday, May 13<sup>th</sup>, they were adopted with a few amendments made by Councilmember Tolbert, related to the Ford Zoning and Public Realm Master Plan. One of the amendments was to allow Religious Institutions in the F1 district, another was to include a pedestrian easement on Woodlawn Avenue in the south section of the master plan and to allow the minimum setback for a townhouse along a lot line on Beechwood, Saunders and Yorkshire Avenue to be (4) four feet. Those three amendments were a departure from where things went at Planning Commission. Councilmember Tolbert and councilmembers did support the Planning Commission’s recommendation to keep the commercial minimum square footage at 10% in the Gateway 6 District.

Mr. Pereira noted the Tenant Protection ordinance, which he had been following under City Council consideration. The City Council reconsidered this ordinance, its second reading, but because of the impact of covid-19 they decided to read it again on June 3, 2020 anticipating the public hearing on June 10, 2020.

Planning and Economic Development (PED) update: Staff on the Planning team and the Housing and Economic Development teams have been busy with the Bridge Fund application reviews and decisions have been made, letters are going out, checks are being cut for the beneficiaries of those funds.

PED and Department of Safety and Inspections (DSI) have been meeting fairly regularly, talking about how the City can support small businesses during COVID-19. A concept for a restaurant resource guide to be developed financial assistance, marketing promotional opportunities and other areas of support to be developed by the City. Lastly, Mr. Pereira said that it is good to be back.

#### IV. Zoning Committee

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

##### **NEW BUSINESS**

#20-027-532 MS Relocation Services, Inc. – Establishment of legal nonconforming use status as a duplex, with variance of the consent petition requirement. 1300 Schletti Street, between Wheelock Pkwy. and Orange Avenue W. (*Josh Williams, 651/266-6659*)

***MOTION: Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the establishment of legal nonconforming use subject to an additional condition. The motion carried unanimously on a roll call vote.***

#20-025-230 V V Property, LLC – Rezone from T2 traditional neighborhood to T3 traditional neighborhood. 1619 Dayton Avenue, between Snelling Avenue and Fry Street. (*Kady Dadlez, 651/266-6619*)

***MOTION: Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the rezoning. The motion carried unanimously on a roll call vote.***

#20-025-243 V V Property, LLC – Conditional use permit to allow a 75 ft. building height, and front yard setback variances for building articulation and balconies (10’ required, 5’ proposed). 1619 Dayton Avenue, between Snelling Avenue and Fry Street. (*Kady Dadlez, 651/266-6619*)

Commissioner Baker confirmed that 100 percent of the units in the proposed development will be affordable. Most rents will be between 50 and 70 percent area median income (AMI) and five three-bedroom units will be at 30 percent AMI. This range of affordability is welcome in an area with mostly market rate units.

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

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on May 21, 2020.

#### **IV. Comprehensive and Neighborhood Planning Committee**

2020 Neighborhood STAR Proposals – Review proposals for compliance with the Comprehensive Plan. (*Kady Dadlez, 651/266-6619*)

Chair Rangel Morales announced that he would be abstaining from voting on this item.

Kady Dadlez, PED staff said that every year there are funds available through the Neighborhood STAR Program to provide loans and grants for capital projects; this is funded with 50 percent of the half-cent sales tax proceeds. This year there were 58 proposals requesting over \$6 million dollars in assistance that were competing for about \$2 million dollars in Neighborhood STAR Program funds; these proposals would leverage over \$29 million dollars in private funds. The average dollar request is about \$105,000. A variety of proposals were received and 33 of the 58 proposals were for grants only. A lot of the proposals relate to commercial renewal, some are for reletting and grant programs, and some are for public enhancements. The Planning Commission's role is to review the applications for compliance with the Comprehensive Plan. It is not the Planning Commission's role to weigh in on whether proposals should be funded or not, just to look at Comprehensive Plan compliance. In terms of that process, each of the planners that are assigned to neighborhoods are assigned to review the proposals for those neighborhoods. Of the 58 STAR applications, 40 were found to be in compliance with the Comprehensive Plan, 17 were neutral, and one application was found to be conflicting with the Comprehensive Plan. The Comprehensive and Neighborhood Planning Committee wanted to give a little context to the STAR Board, the body that makes the funding recommendations to the Mayor and City Council. There were five themed categories that were reviewed by Planning staff. These included Neighborhood Nodes, Cultural Destination Areas, jobs and economic development, environmental sustainability and resilience, and arts and beautification. Forty of the projects are located in Neighborhood Nodes, 30 help advance the Cultural Destination Area initiatives, 36 advance jobs and development goals, 13 advance environmental sustainability and resilience, and 23 advance arts and beautification. The Planning Commission's recommendations on compliance with the Comprehensive Plan will get forwarded to the Neighborhood STAR Board for their consideration as they review all of the proposals and make funding recommendations to the Mayor and City Council.

***MOTION: Commissioner Grill moved on behalf of the Comprehensive and Neighborhood Planning Committee to recommend approval of the resolution and forward to the Neighborhood STAR Board. The motion carried 12-0 with 2 abstentions (DeJoy, Rangel Morales) on a roll call vote.***

#### **VI. Transportation Committee**

Commissioner Lindeke announced that at their last meeting they discussed the Capital City Bikeway, which is the bike route would connect downtown to the surrounding neighborhoods and an off-street bike facility that would keep bicyclist from having to interact with traffic on the street. This is the plan it is a long-term plan. They talked about it and approved it. The next meeting on Monday, May 18, 2020 and they will be discussing a bicycle and walking connection

between the Mississippi River Boulevard and Hidden Falls Park. And two Mill & Overlay projects in the City adding bike lanes to the streets that are being repaved, Fairview Avenue and Territorial Road.

**VII. Communications-Nominations Committee**

Commissioner Underwood announced that recommendations for new Planning Commissioners were sent to the Mayor's Office. Three wards with open seats and two names recommended for one open seat, and multiple names recommended if there were more than one open seat.

Commissioner Lindeke asked about the proposal that Commissioner Grill had brought up about reducing the number of Planning Commissioners and what the status of that is?

Chair Rangel Morales said they would be addressing that type of situation during the meetings before the Planning Commission. But because of the COVID-19 issue they have not had an opportunity to be able to further address the matter. To his knowledge there has not been any additional discussion about it. However, it is still under consideration.

Luis Pereira, Planning Director, said that they will take that up at a future Steering Committee meeting.

**VIII. Task Force/Liaison Reports**

Commissioner DeJoy announced that the Hillcrest said that they have not met since April 21, 2020 but they are scheduled to meet on May 19, 2020, where they will continue to review the community priorities. They adopted many of them, but some items were tabled for further discussion. They will also hear from Andrew Dresner about the site opportunities and constraints. From the Port Authority, staff will talk about pollution and the environmental process.

**IX. Old Business**

None.

**X. New Business**

None.

**XI. Adjournment**

Meeting adjourned at 9:15 a.m.

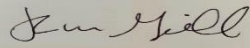
Recorded and prepared by  
Sonja Butler, Planning Commission Secretary  
Planning and Economic Development Department,  
City of Saint Paul

Respectfully submitted,

Approved July 24, 2020  
(Date)



Luis Pereira  
Planning Director



Kristine Grill  
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\May 15, 2020