

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

Minutes May 17, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 17, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Mouacheupao, Reveal, Underwood; and Messrs. Baker, Edgerton, Khaled, Lindeke, Oliver, Perryman, Rangel Morales, and Vang.

Commissioners Absent: Mmes. Grill, *Lee, and Messrs. *Ochs, and *Risberg.
*Excused

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

I. Approval of minutes March 22, 2019.

MOTION: *Commissioner Anderson moved approval of the minutes of March 22, 2019. Commissioner DeJoy seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Reveal had no announcements.

III. Planning Director's Announcements

Luis Pereira announced that on Wednesday at City Council they held a public hearing on the 2040 Comprehensive Plan, which includes the 6 chapters reviewed and recommended by the Planning Commission. There were about 10 people who spoke, a lot of comments around housing, providing more housing options. People being supportive but also wanting the City to go further to provide for more options throughout the City. A note on affordable housing, connections between downtown and the airport. The City Council acted to lay it over until June 12th which the final vote is anticipated on that day for those chapters. City Council laid this over because there were some comments during the public hearing and they wanted staff to look at and determine how to respond. There will be a Mississippi River Corridor Critical Area chapter public hearing at City Council on Wednesday, June 5, 2019. Also, on June 3, 2019 there will be two new staff joining the planning team, a City Planner and a City Planner Tech.

IV. Zoning Committee

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

Three items to come before the Site Plan Review Committee on Tuesday, May 21, 2019:

- The Essence Event Center – Parking lot improvements at 1217 Bandana Blvd. North. Ben Hartberg, bdh+young. SPR# 19-039881
- Community Plaza Townhouses – Office addition and site work at 709 Central Avenue West. Andy Swartz, Blumentals/Architecture Inc. SPR# 19-039939
- The MN Museum of American Art – Loading dock addition at 350 Robert Street North. Amy Schley, Sterns & Associates. SPR# 19-039985

NEW BUSINESS

#19-033-798 Keg and Case LLC – Conditional use permit for outdoor commercial uses. 928 7th Street West, between Toronto Street and Webster Street. (*Anton Jerve, 651/266-6567*)

Commissioner Baker gave the Zoning Committee’s report on the Keg and Case LLC item.

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

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on May 23, 2019. However, there was one item of old business that is not listed on the agenda, which is 617 Laurel Avenue, Allan Hupp the applicant. Previously that application was laid over to the June 23rd meeting, but the applicant has asked them to lay it over again to the June 14th meeting. Mr. Hupp is going to bring a new concept to the Zoning Committee and they will act on that, but he has not yet withdrawn the current application. So, the current application will stay live but he does not want any action on that yet, he has waived his 15.99 rights that have to do with the 60-day rule by which they are supposed to make a decision. The motion is to lay it over to the June 14, 2019 meeting assuming it will be at Zoning Committee before that date. Also, the application might get withdrawn but just in case the applicant wants to keep it open.

MOTION: Commissioner Edgerton moved the applicant’s request to lay this case over again to the June 6 2019 Zoning Committee meeting. The motion carried unanimously on a voice vote.

V. Comprehensive and Neighborhood Planning Committee

Mississippi River Corridor Critical Area Plan – Recommend the Planning Commission approve and forward the amended document to the Mayor and City Council for consideration and final approval prior to submittal to the Metropolitan Council. (*Lucy Thompson, 651/266-6578*)

Commissioner Perryman gave the Committee’s report on the Mississippi River Corridor Critical Area Plan.

MOTION: Commissioner Perryman moved on behalf of the Comprehensive and Neighborhood Planning Committee to recommend approval of the amended document and

forward to the Mayor and City Council for final approval prior to submittal to the Metropolitan Council. The motion carried unanimously on a voice vote.

Highland Park District 15 Plan – Release draft plan for public review and set a public hearing date for June 28, 2019. (Kady Dadlez, 651/266-6619)

Kady Dadlez, PED staff gave a Power Point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Lindeke asked if this plan has been adopted by the district council.

Ms. Dadlez said yes, the plan was adopted by the Highland District Council April 17, 2019.

Commissioner Edgerton asked if the plan talks about density and whether there is language in the plan that supports the overall City goal on density. Periodically the commission has run into issues where something like a 4-story apartment building is proposed to go in (in this district) and residents speak out against it. The City supports density and there should be policies in the plan that allow for findings to be made that such a development might be in keeping with the Comprehensive Plan. Residents frequently reference the district plan and look for citations in the district plan to support their positions.

Ms. Dadlez said there is a strategy (H3.1 and T3.4) in the housing and transportation sections of the plan that calls for supporting denser housing development along major transit corridors. In addition, strategies (H1.3 and H2.2) promote and support new and infill developments that include a range of housing types to reflect the diversity of the neighborhood character that includes single family houses, mid-rise and high-rise buildings. Objective H.2 calls for new and renovated housing to blend in with the diverse character of housing in Highland Park and with the scale of the neighborhood.

Chair Reveal suggested Ms. Dadlez take a closer look at that, making sure it's not inconsistent with the overall Comprehensive Plan comments on this.

Commissioner Edgerton added that Ms. Dadlez should speak with Allan Torstenson asking will this support the staff reports and will this be supportive in staff reports to say the District Plan supports what the City is trying to accomplish.

Chair Reveal confirmed strategy H3.1 supports denser housing development along transit corridors.

Commissioner Edgerton confirmed strategy H2.2 supports developments that include a range of housing types to reflect the diversity of the neighborhood character.

Commissioner Perryman said that as a member of a district council he is aware of the lack of guidance on what should be included in district plans. Commissioners at the committee meeting discussed what is potentially missing from the plan including a focus on equity and density. Is this kind of passing it off to have these integrated into the 2040 Comprehensive Plan but not the district plans? He added that the Ford Public Realm Plan and the Shepard Davern Plan are in effect in the districts as well.

Chair Reveal noted that they should keep this in mind as they go through the public hearing process and the district plan comes back to Committee.

MOTION: Commissioner Perryman moved on behalf of the Comprehensive and Neighborhood Planning Committee to release the draft for public review and set a public hearing on June 28, 2019. The motion carried unanimously on a voice vote.

Commissioner Perryman said since the year 2020 is approaching, he asked if anyone goes through the 2020 Comprehensive Plan and look at the present state and see where things have landed? The 2020 Comprehensive Plan is in the archives, but is that ever pulled out in the year 2020 and looked at?

Chair Reveal said when they started the process they did that relative to the last plan. And a new staff person started with where do we stand with that. And those reports were very good what they did on each chapter, but this is part of the issue of how do they monitor whether or not we are making progress on this. They have not had the best way to standardize the updates in checking, they should be doing more of it then they have been doing.

Commissioner Edgerton added that that is a great idea and it's not so much to look at it and say wow times have really changed in those 20 years and how they're looking at things now they could not have predicted 20 years ago. Also, gives good context for thinking about as doing this 2040 plan that in 20 years things are going to be very different.

Chair Reveal reminded them that both plans are available online, and maybe staff can make sure all those staff reports on what's happened since 2020 are easily assessible.

VI. Transportation Committee

Commissioner Lindeke announced the items on the agenda at the next Transportation Committee meeting on Monday, May 20, 2019.

VII. Communications-Nominations Committee

Commissioner Underwood had no report.

VIII. Task Force/Liaison Reports

No report.

IX. Old Business

None.

X. New Business

Luis Pereira, Planning Director introduced a new planning commissioner, Antonio Rodriguez, Antonio will be officially sworn in at the next Planning Commission meeting on Friday, May 31, 2019.

XI. Adjournment

Meeting adjourned at 9:10 a.m.

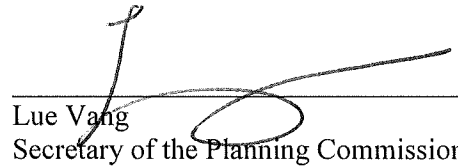
Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Luis Pereira
Planning Director

Approved July 12, 2019
(Date)



Lue Vang
Secretary of the Planning Commission