

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

Minutes May 18, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 18, 2018, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Eckman, Lee, Reveal, Underwood; and Messrs. Edgerton, Fredson, Lindeke, Ochs, Oliver, Perryman, Rangel Morales, and Risberg.

Commissioners Absent: Mmes. *Anderson, *Mouacheupao, and Messrs. *Baker, *Khaled, *Reich, Vang, and Wojchik.

Absent: *Excused

Also Present: Allan Torstenson, Acting Planning Director; Ya Ya Diatta, Department of Safety and Inspections, Kady Dadlez, Mike Richardson, Bill Dermody, Anton Jerve, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes April 6, 2018.

MOTION: *Commissioner DeJoy moved approval of the minutes of April 6, 2018. Commissioner Eckman seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Reveal noted discussions with Walter Smith from the Rondo lid project and an agreement with them to set up a Planning Commission task force for their master plan. They have a community task force now, and that will be expanded. She will appoint one or two commissioners to the task force. Commissioners should let her know if they are interested.

III. Planning Director's Announcements

Acting Interim Planning Director Allan Torstenson had no announcements.

IV. Zoning Committee

STAFF 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 22, 2018:

- Morning Star Development – Mixed-use Development at 739 Selby Avenue. Della Ihns-Mesaba Capital Development SPR# 18-057349

- Adam's Food and Fuel – Building Addition at 1390 3rd Street East. Dennis Kroll-Kroll & Assoc. Architects Companies SPR# 18-057555
- Frogtown Meadows – New Adult Care Home at 250, 256, 262 Sherburne Avenue and 263 University Avenue West. Justin Fincher-JB Vang Partners SPR# 18-057854

NEW BUSINESS

#18-054-553 Lambda Delta Phi Sorority – Conditional use permit to increase the number of residents in a sorority from 17 to 25. 1381 Cleveland Avenue North, between Doswell and Carter. (*Anton Jerve, 651/266-6567*)

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.

#18-053-706 Olu's Home Inc. – Conditional use permit for a 9 resident adult care home. 1850 7th Street East, between Van Dyke and Hazel. (*Bill Dermody, 651/266-6617*)

MOTION: Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit. The motion carried unanimously on a voice vote.

#18-054-839 Securian Farmers Market – Conditional use permit for a farmers market with up to 15 vendors. 400 Robert Street North, NE corner at 6th Street. (*Tony Johnson, 651/266-6620*)

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 voice vote.

#18-055-123 Abdalla Tobasi – Conditional use permit for replacement of an auto convenience market. 801 Selby Avenue, between Fisk and Avon. (*Tony Johnson, 651/266-6620*)

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 voice vote.

#18-055-252 Snelling Avenue Development – Conditional use permit (CUP) for building height: at the north wall in T3 zoning district, 55' allowed by right, 68'-4" proposed with CUP; at the south end of the east wall in T2 zoning district, 42'-4" allowed by right with stepbacks, 47' proposed with CUP and stepbacks; at the east end of the south wall in T2, 41' allowed by right with stepbacks, 47' proposed with CUP and stepbacks. 246 Snelling Avenue South, SE corner at St. Clair. (*Mike Richardson, 651/266-6621*)

Commissioner Edgerton outlined the basics of the case and asked Mike Richardson to provide a graphic that had been discussed at Zoning Committee showing specifically what is being requested as part of the conditional use permit.

Mike Richardson, PED staff, gave a brief presentation, which is also on the Planning Commission web page at: <http://www.stpaul.gov/planningcommission>.

Commissioner Eckman appreciated the method of presentation.

Chair Reveal agreed that the graphic works well and illustrates that many projects applying for a conditional use permit for additional height are often requesting only marginal changes beyond what is allowed by right. Often, based on testimony, the sense is that the whole building exceeds height allowed as of right, when in fact it is a small change.

Commissioner Lindeke discussed conditional use permits, why they exist, and how they differ from variances. He said it can get complicated but in this case the request was very small, and it was not a difficult decision for him.

Commissioner Edgerton handed out draft revisions to Finding 2(c) that were prepared following the Zoning Committee meeting to better reflect the discussion regarding the nexus between the additional height requested and the findings.

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.

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, May 24, 2018.

V. Comprehensive and Neighborhood Planning Committee

West Marshall Avenue Zoning Study – Release draft study for public review and set a public hearing date for June 29, 2018. (Kady Dadlez, 651/266-6619)

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

In response to a question from Chair Reveal, Ms. Dadlez explained the recommendation for keeping B2 at Cleveland.

Commissioner Lindeke asked about the reasons for the proposed change from RM2 between Wilder and Wheeler to a more complicated zoning pattern.

Ms. Dadlez said the initial draft recommendation was to maintain the RM2 zoning in that stretch and, pending the outcome of the historic survey that's underway, rezone one and two family homes identified as historic to RT1 to make them less vulnerable to future development. A group of neighborhood people put forward a proposal to match zoning more to existing land use between Wilder and Wheeler, and to change zoning to provide opportunities for increasing density in other parts of the study area.

Commissioner Edgerton asked about the proposal to rezone some areas east of Snelling from industrial to traditional neighborhood when we want to protect industrial land for industrial use.

Ms. Dadlez said the update to the Comprehensive Plan shows moving from industrial towards mixed use along Marshall east of Snelling.

Allan Torstenson, PED staff, said that comments and suggestions for rezoning from a neighborhood group that has been very involved in this entire process had been very helpful. They suggested some down zoning in the RM2 area near Fairview to be more in keeping with historic homes in that area. They also recommended rezoning in other places where they think higher density new development would work well, including the area east of Snelling. At this point we are releasing proposals for rezoning for public review and setting public hearing.

Commissioner Ochs said that with an active railroad and industrial land that could be contaminated, the existing industrial area east of Snelling it might be a tough T zone. He also cautioned against zoning and development that might make options for future Ayd Mill Road connections more difficult.

Chair Reveal said that it is a busy rail corridor that would be a challenge to development.

MOTION: Commissioner Risberg moved on behalf of the Comprehensive and Neighborhood Planning Committee to release the draft for public review and set a public hearing on June 29, 2018. The motion carried unanimously on a voice vote.

Commissioner Risberg announced that at their last meeting they reviewed the testimony from the Accessory Dwelling Units public hearing and made recommendations for the Planning Commission to forward to the Mayor and City Council.

VII. Transportation Committee

Commissioner Lindeke announced that their last meeting on May 7th was canceled. He then announced the items on the agenda at the next Transportation Committee meeting on May 21, 2018. Also, the Transportation Committee wrote a letter to the Saint Paul Public Housing Agency asking them to be more aggressive in signing people up for the Transportation Assistance Program, and they wrote back thanking the committee and saying that they are going to take action on that.

VIII. Communications Committee

Commissioner Underwood had no report.

IX. Task Force/Liaison Reports

Commissioner Edgerton mentioned that the Met Council just sent out an email about Twin Cities Metro Area population growth rates that he will forward to Planning Commissioners and staff.

X. Old Business

None.

XI. New Business

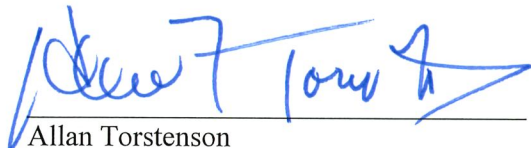
None.

XII. Adjournment

Meeting adjourned at 9:33 a.m.

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

Respectfully submitted,



Allan Torstenson
Acting Planning Director

Approved June 1, 2018
(Date)



Luis Rangel Morales
Secretary of the Planning Commission