

Saint Paul Planning Commission

Notice to Commissioners and the public:

The chair of the Planning Commission has determined that it is not practical nor prudent for the Planning Commission and its Committees to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of Planning Commission to be present at the regular location, and all members of the Planning Commission will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall Conference Center Room 40 at 15 W. Kellogg Boulevard.

Minutes May 29, 2020

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 29, 2020, at 8:30 a.m. by telephone or other electronic means.

Commissioners Present: Mmes. Anderson, DeJoy, Grill; and Messrs. Edgerton, Hood, Lindeke, Oliver, Rangel Morales, and Vang.

Commissioners Absent: Mmes. *Mouacheupao, *Underwood, and Messrs. *Baker, *Khaled, *Ochs, *Perryman, and *Risberg.

*Excused

Also Present: Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Anton Jerve, Josh Williams, Mike Richardson, Tony Johnson, Menaka Mohan, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes of February 7, 2020 and April 3, 2020.

MOTION: *Commissioner Grill moved approval of the minutes of February 7, 2020. Commissioner DeJoy seconded the motion. The motion carried unanimously on a roll call vote.*

and

MOTION: *Commissioner Grill moved approval of the minutes of April 3, 2020. Commissioner DeJoy seconded the motion. The motion carried unanimously on a roll call vote.*

II. Chair's Announcements

Chair Rangel Morales had no announcements.

II. Planning Director's Announcements

The Governor's executive order will outdoor seating in the right of way, including on sidewalks. PED and DSI staff have been working on developing City policies to align with the Governor's E.O.

III. PUBLIC HEARING: District 14 and District 15 Residential Design Standards – Item from the Comprehensive and Neighborhood Planning Committee. (Mike Richardson, 651-266-6621)

NOTE: Written comments may be directed to the Planning Commission c/o Mike Richardson at mike.richardson@ci.stpaul.mn.us by 12 noon on May 28, 2020. Questions to mike.richardson@ci.stpaul.mn.us or 651/266-6621.

Mike Richardson, PED staff gave a presentation at a previous Planning Commission meeting and summarized the purpose of the study in advance of the public hearing and discussion. Staff noted that there were three pieces of written testimony received prior to the deadline. While there was general support, there was also concern from the Highland District Council regarding an exemption from the height requirement. Staff will return to Comprehensive and Neighborhood Planning Committee with updated amendment recommendations.

The presentation is posted on the web page at: <http://www.stpaul.gov/planningcommission>

Chair Rangel Morales read the rules of procedure for the public hearing. Notice of the public hearing was published in the Legal Ledger on Monday, May 7, 2020 and mailed to the citywide Early Notification System list of recipients and other interested parties. The deadline for written comments was extended until Monday, June 1, 2020 by 4:30 p.m.

MOTION: *Commissioner Grill moved to close the public hearing, and refer the matter to its Comprehensive and Neighborhood Planning Committee, Planning staff will hold the record open for additional written testimony and this testimony must be received no later than 4:30p.m. on Monday, June 1, 2020 in order for it to be included in the Commission's hearing record. Commissioner Edgerton seconded the motion. The motion carried unanimously on a roll call vote.*

IV. Zoning Committee

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

NEW BUSINESS

#20-031-121 978 Front Avenue Rezoning - Rezone from B2 community business to T2 traditional neighborhood. 978 Front Avenue, SW corner at Chatsworth Street. (Josh Williams, 651266-6659)

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

#20-030-713 2383 University Avenue W – Conditional use permit for 66'7" building height (73' 4" for elevator penthouse). Floor area ratio variance (3.0 FAR maximum, 3.6 FAR proposed). 2383 University Avenue West, NE corner at Raymond Avenue. (Anton Jerve, 651/266-6567)

Chair Rangel Morales said he and Luis Pereira had a discussion about the status of the Inclusionary Zoning Study. Essentially, because of what is happening with the COVID-19 pandemic and trying to impede any development given where we are today with the market, it is his understanding that the Inclusionary Zoning Study has been paused at least for the remainder of this year. It makes sense to wait and see what the economic conditions are going to be moving forward. The next phase in the Inclusionary Zoning Study would include engaging a consultant to conduct an analysis of market conditions and the types of regulations Saint Paul could support.

Luis Pereira, Planning Director added that the market uncertainty is a factor, and part of that consultant analysis is really to understand the market in a more typical sense. What is the housing market? What are various policy options that the City can consider? And ensure that we have a market situation that is as close as typical as it can, that's a major factor in putting it on pause. One of the things discussed at Steering Committee this morning, was to come back to the Planning Commission with an informational presentation to talk about legal constrains as it relates to planning and regulations. In terms of affordable housing decisions or decisions made by the Planning Commission that impact affordable housing getting more clarity. Also, get an overview of our housing resources, financial resources that the City Housing Redevelopment Authority has. We are remaining flexible and adaptable doing what we can with things on the work plan for this year.

Commissioner Vang inquired if they could get a presentation on tenants' rights and how that may impact on housing.

Chair Rangel Morales asked if that would be something staff would be able to do on the recently adopted ordinance by City Council.

Mr. Pereira will request that someone from our OFC department come and present on the tenant ordinance.

Chair Rangel Morales said that in postponing this our action in any Inclusionary Zoning for the remainder of the year, under interpretation that the economic conditions might not be feasible or allow us to do a comparative analysis with other local communities like Minneapolis. Also, Commissioner Grill had provided us previously with a list of various local cities within the Twin Cities area that already have Inclusionary Zoning. Maybe we'll learn more as well how either Saint Paul could benefit or not benefit from creating such a regulation.

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.

#20-029-704 TJJ Development – Rezone from B2 community business to T3 traditional neighborhood. 156 Dale Street North, SE corner of Dale Street and Selby Avenue. (Tony Johnson, 651/266-6620)

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

#20-029-745 TJJ Development – Variances for the following: 156 Dale portion of the site: front yard setback from Selby (20’ minimum, 0’ proposed), and 2 parking spaces in front of the existing building on Dale; 594 Selby (RM2) portion of the site: density (9 dwelling units maximum, 22 proposed), side yard setback for balconies (9’ min., 5’ proposed), rear yard setback for balconies (25’ min., 21’ proposed), lot coverage (35% max., 58% proposed), height (50’ max., 53’ proposed), and access to parking in the T3 portion of the building across the RM2 portion. Parking is proposed to have access from the alley as well as from Selby Avenue. 156 Dale Street North, SE corner of Dale Street and Selby Avenue. (Tony Johnson, 651-266-6620)

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

Commissioner Edgerton announced that the next Zoning Committee meeting on Thursday, June 4, 2020 has been canceled.

V. Comprehensive and Neighborhood Planning Committee

Commissioner Grill announced that their last meeting was canceled and as of right now they do not have anything scheduled for the upcoming meeting.

VI. Transportation Committee

Commissioner Lindeke announced that they met last Monday and heard from the city’s Parks and Recreation Department about the trails built this summer down there in the Hidden Falls Crosby Park area. They also heard from Public Works Department about bike lanes, mill and overlay on Fairview Avenue and Territorial Road. Their next meeting is scheduled on Monday, June 1, 2020 they will hear from Public Works about the Eastbound Kellogg Bridge at RiverCentre.

VII. Communications-Nominations Committee

Chair Rangel Morales reported that the Planning Director Luis Pereira reached out to Noel Nix in the Mayor’s Office regarding the pending nominations for commission members. Mr. Nix replied that something will get done on that sometime next week. Then we’ll get an update on whether we’ll have new commissioners that will replace people who have volunteered to continue on the commission longer than their term.

VIII. Task Force/Liaison Reports

Commissioner DeJoy announced that the Hillcrest Master Plan Community Advisory Committee met on May 19th and they revisited the community priorities. Previously they had adopted sixteen and there were four the need further discussion. They are to the point that they have now adopted twenty community priorities. They had a detailed report on the pollution and environmental process, and the whole grade of the site.

IX. Old Business

None.

X. New Business

None.

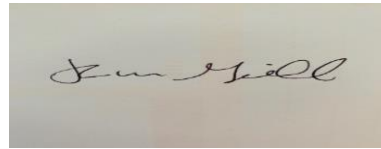
XI. Adjournment

Meeting adjourned at 9:27 a.m.

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

Respectfully submitted,

Approved October 2, 2020
(Date)



Luis Pereira
Planning Director

Kristine Grill
Secretary of the Planning Commission