

**Saint Paul Planning Commission
City Council Chambers, 3rd Floor City Hall
15 Kellogg Boulevard West**

Minutes June 15, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 15, 2018, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, Eckman, Mouacheupao, Reveal, Underwood; and Messrs. Edgerton, Fredson, Lindeke, Ochs, Rangel Morales, Reich, Risberg, Vang, and Wojchik.

Commissioners Absent: Mmes. *DeJoy, *Lee, and Messrs. *Baker, *Khaled, *Oliver, and *Perryman.
*Excused

Also Present: Lucy Thompson, Interim Planning Director; Kady Dadlez, Anton Jerve, Mike Richardson, Tony Johnson, Josh Williams, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes May 4, 2018.

MOTION: *Commissioner Wojchik moved approval of the minutes of May 4, 2018. Commissioner Vang 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

Lucy Thompson, Interim Planning Director, reported on the two 2040 Comprehensive Plan Open Houses held June 9th and 12th at Rondo Library and Arlington Community Center, respectively. About 40 people came to each meeting. Mayor Carter spoke at both Open Houses, followed by a brief presentation, and a round table discussion with each of the chapter leads on what's different from the current plan and one big idea per chapter. Guests could then visit stations around the room set up for each chapter, with the chapter lead available to talk to. Staff is finishing up meetings with district councils – by the end of June, the Comp Plan Team will have visited 15 of the 17 district councils about the 2040 Plan. The City applied to the Metropolitan Council for a 6-month extension (to June 30, 2019), primarily to complete the Mississippi River Corridor Critical Area Plan.

IV. Zoning Committee

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

Two items will come before the Site Plan Review Committee on Tuesday, June 19, 2018:

- Rice Street Medical Office Building – New Development at 586 Rice Street. Jennifer Williams, MSP Commercial SPR# 18-068530
- Swor and Gatto – New Development at 1177 West Seventh Street. Jay Hultman, Bruce W. Schmitt & Associates SPR# 18-071307

NEW BUSINESS

#18-064-689 Chong Vang – Rezone from RT1 Two-Family Residential to T2 Traditional Neighborhood. 494 Farrington Street and 308-310 Sherburne, SE corner of Farrington and Sherburne. *(Tony Johnson, 651/266-6620)*

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

#18-063-692 Ronald Danatus – Establishment of legal nonconforming status as a duplex. 1179 Hubbard Avenue, between Griggs and Dunlap. *(Josh Williams, 651/266-6659)*

MOTION: Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the re- establishment of legal nonconforming use subject to a condition. The motion carried unanimously on a voice vote.

Commissioner Edgerton announced the items on the agenda for the next Zoning Committee meeting on Thursday, June 21, 2018.

V. Comprehensive and Neighborhood Planning Committee

Fire Station No. 10 at 754 Randolph Avenue in Saint Paul – Approve resolution finding the designation consistent with the Comprehensive Plan and supporting the designation of Fire Station No. 10 at 754 Randolph Avenue as a Saint Paul Heritage Preservation Site. *(Kady Dadlez, 651/266-6619)*

Commissioner Underwood’s understanding is that the designation is specific to the exterior and not the interior.

Commissioner Mouacheupao confirmed that.

Commissioner Edgerton asked why the structure is being recommended for designation, when its significance is not in the physical building per se but in what happened in the building (Fire Station #10 was the first integrated fire station in Saint Paul).

Kady Dadlez, PED staff, confirmed that the structure is significant because it was the first integrated fire house station, and the location is significant because it provided fire service to a new residential area in the southwest corner of Saint Paul before water mains reached there. The Planning Commission’s role is to weigh in on designating the site and consistency with the Comprehensive Plan. One of the goals of the Comprehensive Plan is to preserve and

protect historic resources; and one of the policies is to designate, prior to sale, City-owned properties that contain historic resources. The fire station is a City-owned property that is for sale. The Planning Commission's role is advisory to the Heritage Preservation Commission (HPC). The HPC looks at the details of the proposed designation and makes the decision on whether to recommend approval of the designation to the City Council. The HPC held a public hearing last night, and is recommending approval of the designation.

Commissioner Ochs asked whether having this designation would put a lot of restrictions on the property regarding any future exterior improvements.

Ms. Dadlez said that designation will require that any exterior improvements be approved by the HPC. The person with a contract to purchase the property is supportive of the designation and is aware of the potential restrictions.

Commissioner Eckman asked what the owner will be responsible for in terms of preserving the historic significance and history of the fire station.

Ms. Dadlez said HPC staff will look at any exterior changes that are proposed. There is more detail in the report about the historic components of the structure. For example, the overhead doors that face the north façade that provide fire truck access are important to preserve. Another significant exterior feature is the hose tower that projects above the roof, and where fire hoses were hung so that the water could drain down and the hoses could dry. The main significance of the structure, though, is its history as an integrated fire station and location in the city prior to water mains serving the area.

Commissioner Eckman said so how do you maintain the integrity of that history of the first integrated fire station through designation.

Ms. Dadlez said that they could maybe do some kind of an interpretive plaque on the inside or outside of the building so that people are aware of the fire station's historic significance.

Chair Reveal said that designation would prevent a tear-down; a developer could not come in and remove it.

Ms. Dadlez said that a designated property can be demolished, but only if the HPC approves demolition.

Commissioner Underwood wanted to know if all of the other potential purchasers of this property agreed to support designation as well.

Lucy Thompson, PED staff, said that it was a condition of the sale that the property be designated.

Commissioner Reich noted that certain financing mechanisms are available to sites that are designated as historic; these can help bridge the gap to allow for redevelopment.

MOTION: Commissioner Mouacheupao moved the Comprehensive and Neighborhood Planning Committee's recommendation to approve the resolution finding the designation consistent with the Comprehensive Plan and supporting the designation as a Saint Paul

Heritage Preservation Site. The motion carried unanimously on a voice vote.

Public Realm Updates to Snelling and Westgate Station Area Plans – Release updated draft station area plans for review and set a public hearing date for July 13, 2018. (*Anton Jerve, 651/266-6567*)

Anton Jerve, PED staff, gave a Power Point presentation, which can be viewed on the web page at:

<http://www.stpaul.gov/planningcommission>

Westgate Station Area Plan

Commissioner Edgerton asked whether the trail connection proposed as part of an earlier proposal for Vertical Endeavors was completed.

Mr. Jerve responded that the connection is not complete yet. It is reflected in the updated station area plan.

Commissioner Lindeke asked about the private street on the map.

Mr. Jerve said it would be a private street connection through the Sunrise Bank site. The Plan recommends extending Myrtle Avenue through as a public street from Berry to the Eustis.

Snelling Station Area Plan

Commissioner Eckman asked what the term “Sensitive Neighborhood Infill” means.

Mr. Jerve said “Sensitive Neighborhood Infill” primarily focuses on neighborhood infill in a way that is sensitive to the context of the neighborhood. This is based on Central Corridor Development Strategy’s and the station area plans’ concept of the “Area of Change.” The idea came from working with the community to define what areas we expected to change as part of the light rail coming in and were appropriate for redevelopment, and what areas people want to protect and keep in the scale and character that they were in 2008. To implement the station area plans, we rezoned accordingly. The areas in the “Sensitive Neighborhood Infill” were not rezoned - they were just left with the residential zoning that existed at the time.

MOTION: Commissioner Mouacheupao moved on behalf of the Comprehensive and Neighborhood Planning Committee to release the draft for public review and set a public hearing on July 13, 2018. (Note: the public hearing date was subsequently changed to July 27, 2018). The motion carried unanimously on a voice vote.

Commissioner Mouacheupao said that there has been an extension request (to June 31, 2019) to the Metropolitan Council for submittal of the 2040 Comprehensive Plan to allow for enough time to complete the Mississippi River Corridor Critical Area Plan. She invited all Planning Commissioners who have not been as involved in the Comprehensive and Neighborhood Planning Committee to get involved.

VI. Transportation Committee

Commissioner Lindeke reported that the Committee discussed the Mill & Overlay schedule for the City for the summer. The next meeting is Monday, June 18th, when they will discuss a bikeway on Pelham and St. Anthony, and the Ford Spur Study, which is the old CP Rail track that goes from downtown behind the Schmidt Brewery over to the Ford site. The City and County commissioned a study to explore conversion to a recreational and bicycle path.

VII. Communications Committee

Commissioner Underwood had no report.

VIII. Task Force/Liaison Reports

Chair Reveal announced that she met with the Director of the ReConnect Rondo Project to discuss how the Planning Commission might be involved in their work. Commissioner Ochs and Commissioner Eckman have been invited to be Planning Commission representatives on a new community task force that will prepare a larger master plan for the area around Victoria. Commissioner Ochs will co-chair the task force.

Commissioner Mouacheupao asked whether this is something that has been done before.

Chair Reveal said that the Commission has done it before in various ways, such as the West Side Flats Master Plan, the soccer stadium master plan, and sometimes a district council will come to the Planning Commission to request a task force (e.g. Downtown Development Strategy). Generally, a Planning Commissioner co-chairs, with the other co-chair being a member of the community.

IX. Old Business

None.

X. New Business

None.

XI. Adjournment

Meeting adjourned at 9:20 a.m.

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

Respectfully submitted,



Lucy Thompson
Interim Planning Director

Approved 6/29/18
(Date)



Luis Rangel Morales
Secretary of the Planning Commission