

**Saint Paul Planning Commission**  
**City Council Chambers – 3<sup>rd</sup> Floor City Hall**  
**15 Kellogg Boulevard West**

**Minutes July 13, 2018**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 13, 2018, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Anderson, DeJoy, Eckman, Lee, Mouacheupao, Reveal, Underwood; and Messrs. Baker, Edgerton, Fredson, Lindeke, Oliver, Perryman, Rangel Morales, Reich, Risberg, Vang, and Wojchik.

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

**Also Present:** Lucy Thompson, Interim Planning Director; Bill Dermody, Mike Richardson, Jamie Radel, Alena DeGrado and Sonja Butler, Department of Planning and Economic Development staff.

**I. Approval of minutes June 1, 2018.**

Chair Reveal announced that the minutes will be ready for approval at the next Planning Commission meeting.

**II. Chair's Announcements**

Chair Reveal asked whether the Commission prefers to meet in Room 40 or the Council Chambers. She noted that the City Council Chambers have some advantages when having a big public hearing, but if all Commissioners attend the meeting, seating around the table is very tight. With a show of hands, a majority of the Commission voted to continue in Room 40 City Hall once the recording equipment is repaired. Until then, meetings will be held in the City Council Chambers.

Chair Reveal asked the Commissioners if they wish to continue contributing towards food for Commission meetings. The Commission voted unanimously to discontinue this practice. Commissioners may still bring their own food to meetings.

Chair Reveal announced that today is Commissioner Eckman's last meeting day on the Planning Commission. Starting Monday July 16<sup>th</sup>, she will be Councilmember Amy Brendmoen's legislative aide.

**III. Planning Director's Announcements**

Interim Planning Director, Lucy Thompson, announced that Mayor Carter is holding a series of community budget sessions to gather community input on 2019 budget priorities. The seven

sessions will be held at local businesses between now and the end of July.

The City Council laid over the Brett Ripley appeal until next week.

The Director of Planning and Economic Development has extended the Planning and Housing Director postings until filled.

#### **IV. Zoning Committee**

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

Two items to come before the Site Plan Review Committee on Tuesday, July 17, 2018:

- Sibley Plaza Renovations – Building/parking lot renovations at 2481 7th Street West. Brandon Elegert, Kimley Horn and Associates SPR# 18-076973
- Holiday Stationstore Car Wash – Car wash addition at 200 Wabasha Street South. Joel Geil, Holiday Stationstores SPR# 18-079671

#### **NEW BUSINESS**

#18-070-330 Salvation Army – Rezone from RT1 Two-Family residential to B2 Community Business. 618-626 Lawson Avenue East, between Payne Avenue and Edgerton Street. (*Bill Dermody, 651/266-6617*)

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

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, July 19, 2018.

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

Canadian Pacific Ford Rail Spur Study – Forward to Mayor and City Council with a recommendation for approval as a foundational document for future design and engineering work in the study area. (*Mike Richardson, 651/266-6621*)

Mike Richardson, PED staff, gave a presentation that can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Edgerton asked if the estimates included maintenance costs.

Mr. Richardson said the study does identify maintenance items, timing and estimated costs to inform future conversations about maintenance expectations.

Chair Reveal asked if the railroad owns the spur, and Mr. Richardson said yes.

Mr. Richardson distributed an April 2018 resolution from the Ford Road Federation (District 9) sent to him earlier in the week.

Commissioner Underwood said that resolution was brought forward by the public and passed at their annual meeting.

Chair Reveal asked about timing of the resolution and how it related to the study.

Commissioner Underwood said that the study had recently had its last open house, but the timing of the study did not drive the resolution; it would have moved forward anyway. She said The Federation also passed a resolution regarding the Riverview Corridor.

Commissioner Edgerton asked about ownership of the Moose Line Trail or other trails that were former railroad lines, and how the transfer of ownership happened.

Mr. Richardson said he could not speak to the Moose Line specifically, but he can speak to what has been discussed for the CP spur. Canadian Pacific has not committed to any action to-date, but they have said that if they sold the right-of-way, they would sell it to a government entity in one piece. He was not sure if that was similar to other rails-to- trails projects.

Chair Reveal said she has seen sales happen in different ways. In some cases, private non-profit environmental conservation groups buy abandoned rail lines with an endowment or other funds. In other cases, the land is privately developed with amenities, such as concessions.

Commissioner Edgerton asked about drawings in the study that showed a 50-foot right-of-way and one at 70 feet, but with similar pedestrian, bike and transit assumptions.

Mr. Richardson replied that the drawings show basic trail typologies, with more context-specific detail shown in other parts of the study. He added that there are some cases where, although there may be 50 feet of right-of-way, there may not be 50 feet of buildable trail space due to an obstruction or topography. The typologies identify the minimum widths that are recommended for the trail types.

Commissioner Edgerton stated that CP Rail is a client of Stantec, so abstained from the vote.

***MOTION: Commissioner Risberg moved the Comprehensive and Neighborhood Planning Committee's recommendation to approve the resolution and forward the study with amendments to the Mayor and City Council for approval as a foundational document for future design and engineering work. The motion carried 17-0-1 (Edgerton) on a voice vote.***

40-Acre Zoning Study for Stryker Avenue – Initiate a 40-acre zoning study for Stryker Avenue between Congress Street and Annapolis Street. (Jamie Radel, 651/266-6614)

Jamie Radel, PED staff, gave a presentation that can be viewed on the web page at:  
<http://www.stpaul.gov/planningcommission>

Commissioner Lindeke said that he lives in this neighborhood and knows Stryker Avenue very well. He is concerned about the state of some of the commercial uses in the area, and is interested in understanding how this study may help business growth.

Ms. Radel said that one of the issues on Stryker Avenue is the lack of “heads and beds” to support local businesses, and she thinks there is an overall lack of density to support some of the businesses identified as desirable by community members in a study undertaken by the West Side Community Organization, such as a grocery store, restaurants or coffee shops. . The question becomes how to balance maintaining community character with the need for additional people to live in the area to support the businesses they want to see.

**MOTION:** *Commissioner Risberg moved the Comprehensive and Neighborhood Planning Committee’s recommendation to approve the resolution initiating a zoning study. The motion carried unanimously on a voice vote.*

**VI. Transportation Committee**

Commissioner Lindeke announced the items for the next meeting on Monday, July 16, 2018

**VIII. Communications Committee**

No report.

**VIII. Task Force/Liaison Reports**

No reports.

**IX. Old Business**

None.

**X. New Business**

None.

**XI. Adjournment**

Meeting adjourned at 9:24 a.m.

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

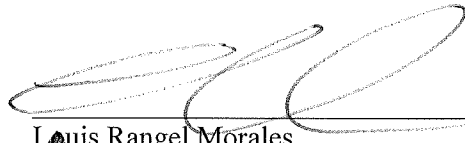
Respectfully submitted,

Approved August 10, 2018  
(Date)



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Lucy Thompson  
Interim Planning Director



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Louis Rangel Morales  
Secretary of the Planning Commission

Planning team files\planning commission\minutes\July 13, 2018