

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

Minutes July 27, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 27, 2018, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Lee, Mouacheupao; and Messrs. Baker, Edgerton, Khaled, Lindeke, Ochs, Rangel Morales, Reich, Vang, and Wojchik.

Commissioners Absent: Mmes. * Anderson, *Reveal, *Underwood, and Messrs. *Fredson, *Oliver, Perryman, and *Risberg.

*Excused

Also Present: Lucy Thompson, Interim Planning Director; YaYa Diatta, Department of Safety and Inspections; Anton Jerve, Bill Dermody, Josh Williams, Alena DeGrado and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes June 29, 2018.

MOTION: *Commissioner Baker moved approval of the minutes of June 29, 2018. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Commissioner DeJoy, the Commission's First Vice-Chair, chaired the meeting. She announced that two people have been appointed to the Board of Zoning Appeals. The appointments were made at the last City Council meeting.

III. Planning Director's Announcements

Lucy Thompson, Interim Planning Director, announced that on July 18th, the City Council adopted a lengthy resolution addressing affordable housing, which is a high priority of the Mayor and City Council this year. The resolution, in part, directs the Planning Commission to conduct a series of zoning studies by the end of 2019. PED staff will not be able to start working on the studies until the 2040 Comprehensive Plan is adopted, which is scheduled for mid-2019. A couple of the studies being requested are actually part of the 2040 Comp Plan. However, given the issues to be addressed (e.g. inclusionary zoning, densifying in single-family neighborhoods), it is unlikely the studies will be done by the end of 2019.

IV. PUBLIC HEARING: Public Realm Amendments to Snelling and Westgate Station Area Plans – Item from the Comprehensive and Neighborhood Planning Committee. (*Anton Jerve, 651/266-6567*)

Acting Chair DeJoy announced that the Saint Paul Planning Commission is holding a public hearing on the Snelling and Westgate Station Area Plans. Notice of the public hearing was published in the Legal Ledger on Thursday, July 12, 2018, and was mailed to the city-wide Early Notification System list and other interested parties.

Anton Jerve, PED staff, gave an update on input received since the draft updates were released. Mr. Jerve reached out to Hamline Midway Coalition, St. Anthony Park Community Council and Union Park District Council, and presented to Union Park and St. Anthony Park. There were no comments from Union Park regarding the Snelling Station Area Plan updates. St. Anthony Park Community Park provided a few minor edits and additions to the Westgate Station Area Plan. Edits in response to the suggestions will be presented to the Comprehensive and Neighborhood Planning Committee with a summary of the public hearing.

Acting Chair DeJoy read the rules of procedure for the public hearing.

No one spoke.

As of today, Mr. Jerve had only received two letters - one from St. Anthony Park Council/District 12 and one from Robert O. Straughn, St. Anthony Park Community Council Land Use Committee member.

MOTION: Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 30, 2018, and refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.

V. Zoning Committee

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

No Site Plan Review Committee meeting on Tuesday, July 31, 2018.

NEW BUSINESS

#17-224-759 2239 Como – Rezone from T1 Traditional neighborhood to RT2 Townhouse. 2239 Como Avenue. (*Anton Jerve, 651/266-6567*)

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

#18-075-276 Village on Rivoli – Conditional use permit for a 26-home cluster development with variances of minimum building width (22 ft. required, 7 homes with 16 ft. width), garages exceeding 60% of building width and placed in front of the homes and primary entrances not front third of the homes. 660 Rivoli Street et al., terminus of Rivoli Street south of Mt. Ida and west of Otsego. (*Bill Dermody, 651/266-6617*)

Commissioner Reich abstained from voting as the applicant is a client of his firm.

Commissioner Vang asked if the goal is to provide housing at a cost of under \$200,000 per house. Commissioner Edgerton affirmed that that is the case.

Commissioner Vang asked for clarification that the applicant hopes to lower costs by assembling the home components in a factory and then delivering them on-site.

Bill Dermody, PED staff, confirmed that the structures are modular homes constructed in the factory and shipped to the site, which allows efficiencies in the construction costs.

Commissioner Vang stated a concern with the life span of manufactured homes compared to a conventional house built on-site.

Mr. Dermody said that he does not have numbers for the life span comparison, but any structure will have to meet the building code. Modern-day manufactured homes tend to be of higher value than those built during the 1970s and 1980s.

MOTION: Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit. The motion carried 11-0 with 1 abstention (Reich) on a voice vote.

#18-026-074 Starbucks – Modification of site plan for existing coffee shop with drive-through sales. 234 Snelling Avenue North, SE corner at Marshall. *(Josh Williams, 651/266-6659)*

Commissioner Edgerton announced that this case has been laid over to the August 2, 2018 Zoning Committee meeting.

Commissioner Lindeke asked about the process for review of the Starbucks site plan and who the correct party is for people to comment to.

Josh Williams, PED staff, said that people are alleging in their comments provided on the site plan that there is a violation of the conditional use permit (CUP). The CUP is what allows for a drive-through to be there. What was before the Zoning Committee was only the site plan. The Zoning Administrator would need to determine whether or not there has been a violation of the CUP. If the Zoning Administrator determines that there is a violation, they would refer it back to the Planning Commission.

Commissioner Lindeke asked who he should contact if he has questions.

Mr. Williams said he believes it is a matter of zoning enforcement; complaints can be directed to the Zoning Administrator, who will evaluate the situation to determine whether or not there is in fact a zoning violation.

Commissioner Lindeke asked for confirmation that complaints can be directed to the Zoning Administrator. Mr. Williams confirmed that.

Commissioner Lindeke said that is why he was curious about the very long-winded process at the

Zoning Committee meeting and why are they talking about this here when it's a matter of enforcement by the Zoning Administrator.

Mr. Williams said the intent is to find a way to improve the site without going through the step of evaluating whether or not the CUP should be reexamined. The advice from the City Attorney is that we have an obligation to work with applicants to explore options if there are issues with the way the site is functioning.

Commissioner Baker asked for clarification of the Zoning Administrator's authority if there is an issue and the Zoning Administrator's ability to refer the case to the Planning Commission.

Mr. Williams said he believes that is the case. This is a relatively unusual circumstance, but it is up to the Zoning Administrator to determine whether or not there is in fact a violation of the CUP.

Commissioner Baker asked whether there ever been a time that the Planning Commission or Zoning Committee asked the Zoning Administrator to revisit a case.

Ms. Thompson and Mr. Williams both said not to their knowledge.

Commissioner Edgerton announced the items for the next Zoning Committee meeting on Thursday, August 2, 2018.

VI. Comprehensive and Neighborhood Planning Committee

Commissioner Mouacheupao announced that staff is working away at the 2040 Comprehensive Plan.

VII. Transportation Committee

Commissioner Lindeke announced the items on the agenda for their next Transportation Committee meeting on Monday, July 30, 2018. The Committee is exploring changing the meeting time to start at 4:30 p.m. for a trial six-month period.

VIII. Communications Committee

No report.

IX. Task Force/Liaison Reports

Commissioner Ochs gave an update about the ReConnect Rondo and the Rondo Land Bridge, announcing that he met with Marvin Anderson, Executive Director of ReConnect Rondo, on the site of the Rondo Commemorative Plaza. The land bridge is being conceived as more than just a physical addition to the city; the goal is to create a larger zone of workforce and housing opportunities to address the displacement that happened in Rondo when I-94 was built.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:03 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 August 10, 2018
(Date)



Luis Rangel Morales
Secretary of the Planning Commission