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

Minutes August 19, 2016

A meeting of the Planning Commission of the City of Saint Paul was held Friday, August 19, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. DeJoy, McMahon, Reveal, Underwood, Wang, Wencl; and Messrs. Fredson, Gelgelu, Lindeke, Makarios, Nelson, Ochs, and Ward.
Commissioners Absent:	Mmes. *Merrigan, *Shively, *Thao, and Messrs. Edgerton, Oliver, and *Ward. *Excused
Also Present:	Lucy Thompson, Acting Planning Director; Bill Dermody, Tony Johnson, Courtney Overby, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes July 8 and July 22, 2016.

MOTION: ***Commissioner Reveal moved approval of the minutes of July 8, 2016. Commissioner McMahon seconded the motion. The motion carried unanimously on a voice vote.***

and

MOTION: ***Commissioner Reveal moved approval of the minutes of July 22, 2016. Commissioner Gelgelu seconded the motion. The motion carried unanimously on a voice vote.***

II. Chair's Announcements

Commissioner Wencl had no announcements.

III. Planning Director's Announcements

Acting Planning Director Lucy Thompson announced the City Council action on various items related to the Snelling-Midway soccer stadium site.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Larry Zangs, 651/266-9082)*
Three items came before the Site Plan Review Committee on Tuesday, August 16, 2016:

- SPR Committee internal discussion - *Outstanding site plans needing approval.*

- St. Paul Tennis Clubhouse – New clubhouse and swimming pool at 1055 Osceola Avenue. Eduardo Barrera – St. Paul Tennis Club SPR #16-063142

- Saint Paul Public Schools – Overview of facilities redevelopment plans for 2016-2021. Discussion on how SPPS and the City can work together.

NEW BUSINESS

#16-059-563 Donald and Alice Olson – Rezone from OS Office-Service to T1 Traditional Neighborhood. 1445 White Bear Avenue North, NW corner at Arlington Avenue. *(Courtney Overby, 651/266-6652)*

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

#16-060-038 E-Z Masonry Inc. – Establishment of a legal nonconforming use status for outdoor storage for a contractor's shop. 500 Prior Avenue North, SE corner at Oakley. *(Tony Johnson, 651/266-6620)*

Commissioner Ochs asked for clarification on height restrictions for the outdoor storage screening.

Commissioner Nelson said the Zoning Committee discussed this issue, but decided to have it addressed via site plan review.

Tony Johnson, PED staff, added that the proposed 6 ft. fence comes from the minimum height required if they had a legally-established outdoor storage use when the property was zoned I1. The property is now zoned T3, and there is no height limit on a fence in this district. It is more likely the Building Code will determine the height of the wall or fence.

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the establishment of a legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.***

#16-060-576 Phalenview Real Estate LLC – Rezone from RT1 Two-Family Residential to RM2 Multiple-Family Residential. 419 Whitall Street, between Clark and Arkwright. *(Courtney Overby, 651/266-6652)*

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

VI. Saint Paul Port Authority Update – Informational presentation by Lee Krueger, President of the Saint Paul Port Authority.

Mr. Lee Krueger, President of the Saint Paul Port Authority, gave an update on key Port Authority projects.

Beacon Bluff
The Port Authority credit committee has approved a purchase agreement with Opus to build an approximately 90,000 sq. ft. industrial building. Opus is working on a lease for about 15-20,000 sq. feet, and has significant interest in the remaining 70, 000 sq. feet. The other large available site is approximately 11 acres in size; there are six strong interested parties for that parcel. Two smaller parcels remain, including one south of East 7th that is likely to generate some retail interest.

Commissioner DeJoy asked whether there have been any leases signed for the Opus space.

Mr. Krueger replied that there a lease for a 15,000-20,000 square foot engineering firm is being negotiated right now for a likely opening in 2017. Once buildings start coming out of the ground, leasing should go very fast.

Macy's
The Port Authority is part of a joint development venture for this site. Currently, demolition is underway. The goal is to have the building reuse completed by September 2017. Mr. Krueger reviewed the proposed reuse of the building. The primary user will be the Wild, with a practice/training facility, including a rink on the top level. Other users include Walgreen's, street-level commercial uses along Cedar Street, offices and structured parking. The current ratio of parking to building area is 2/3 building and 1/3 parking; it will likely be 1/3 building and 2/3 parking when the project is completed, primarily due to the layout of the existing floors and the lack of light in so many areas. The Wild will share the practice ice with summer camps, and Hamline University's men's and women's programs. The Port is also exploring a charity designation for free ice time for youth programs. The Port Authority expects that the Wild's lease will be signed soon, which will be the trigger for a lot of activity and tenant interest on the site.

Snelling-Midway Soccer Stadium
The Port has been working with the Metropolitan Council/Metro Transit, City, team and RK Midway on this project. The team will be announcing this afternoon that they paid their franchise fee and will be playing next year at TCF Bank Stadium in Minneapolis. The hope is to have the Saint Paul stadium ready in 2018.

Commissioner Reveal asked how rapidly additional development can happen at the soccer stadium site, and what the City of Saint Paul and the Port Authority's plans are to help promote the site and bring additional development there as quickly as possible.

Mr. Krueger said he believes that existing leases may slow some redevelopment down, but that there are likely to be tenants that are open to relocation and some that may be interested in downsizing or relocating within the development. Full redevelopment will be phased. Along Snelling may be the first location for redevelopment, since the area between I-94 and the bank has fewer encumbrances on it. The area from Rainbow to the east has several leases in place, so it will take more time to develop that portion of the project. This is a site that has generated more interest than people may realize, especially from potential retail users. As for office use, spec spec space is not likely, but build-to-suit is.

Commissioner Ochs asked if there is anything that the Port Authority could do to help provide structured parking in the Snelling University area.

Mr. Krueger said that there is not much the Port can do financially, but they are aware of the issue.

Old Midway Stadium Site
Mr. Krueger mentioned that they are working on the former Saints stadium site. The Port has a signed lease for 50,000 square feet and a letter of intent (LOI) with a company for over 100,000 feet, which leaves a small bay of about 20,000 feet.

Commissioner Wang asked whether the LOI is for totally new jobs or jobs moving from somewhere else.

Mr. Krueger replied that it's a significant expansion of a company that is currently in Minneapolis, but Minneapolis cannot accommodate the necessary expansion. The Port and City of Minneapolis work together to accommodate prospects in both cities.

VII. Comprehensive Planning Committee

No report. The next scheduled meeting is Tuesday, August 30, 2016.

VIII. Neighborhood Planning Committee

Chair Wencl announced the items on the agenda for the next Neighborhood Planning Committee on Wednesday, August 24, 2016.

IX. Transportation Committee

Commissioner Lindeke announced the item on the agenda for the next Transportation Committee meeting on Monday, August 22, 2016.

X. Communications Committee

No report.

XI. Task Force/Liaison Reports

No report.

XII. Old Business

None.

XIII. New Business

None.

XIV. Adjournment

Meeting adjourned at 9:25 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
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Respectfully submitted,

Lucy Thompson
Acting Planning Director

Approved September 30, 2016
(Date)

Daniel Ward II
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\August 19, 2016