

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

Minutes September 6, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 6, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, Grill, Mouacheupao, Reveal, Underwood; and Messrs. Baker, Edgerton, Khaled, Lindeke, Oliver, Perryman, and Rangel Morales.

Commissioners Absent: Mmes. *DeJoy, *Lee, and Messrs. *Ochs, *Risberg, *Rodriguez, and *Vang.
*Excused

Also Present: Luis Pereira, Planning Director; Patricia James, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes July 6th, and July 26th, and August 9, 2019.

MOTION: *Commissioner Oliver moved approval of the minutes of July 12, 2019. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Underwood moved approval of the minutes of July 26, 2019. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Oliver moved approval of the minutes of August 9, 2019. Commissioner Grill seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Reveal announced that Commissioner DeJoy has agreed to chair the new Hillcrest Site Master Plan Community Advisory Committee.

III. Planning Director's Announcements

Luis Pereira announced that on August 28th Acting Director Kristin Guild was appointed by the City Council to be the Interim Director of the Department of Planning and Economic Development (PED). On September 4th at City Council approved the Mayor's appointment of Nathaniel Hood to the Planning Commission, he will be sworn in at the September 20, 2019 Planning Commission meeting. In addition, at City Council the Ford Design Standards public hearing was held, the only speaker was from the Ryan Companies, which it was laid over until

Wednesday, September 11, 2019 for consideration of action, given that there is both a resolution and text amendments associated with that. Also, Commissioner DeJoy was promoted to Executive Director of the East Side Neighborhood Development Company but it does not release her from her current responsibilities as Director of Commercial Development there, so she will be doing two jobs for a little while. Commissioner DeJoy will also be able to continue as co-chair of the Hillcrest Community Advisory Committee. The Hillcrest Committee Advisory Committee application period closes today, as of last night there were about 70 applications. Staff will be reviewing and advising the Mayor's Office on that.

IV. Committee Member Appreciation

Honoring Jessica Treat and Jim Barton for their service on the Transportation Committee.

Chair Reveal read a resolution thanking Jessica Treat for her service on the Transportation Committee.

MOTION: Commissioner Edgerton moved approval of the resolution honoring Jessica Treat. Commissioner Mouacheupao seconded the motion. The motion carried unanimously on a voice vote.

and

Chair Reveal read a resolution thanking Jim Barton for his service on the Transportation Committee.

MOTION: Commissioner Edgerton moved approval of the resolution honoring Jim Barton. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.

Jim Barton said that he would like to express his appreciation of staff's support, and Bill Lindeke as chair. He would like to see as the Committee moves forward in addition to reviewing projects, maybe looking at anticipating some issues and getting into the early stages. For example, the Hillcrest project. And as these projects are scoped out, the Transportation Committee could have a role with the transportation part. Financing the repair of Saint Paul's streets is another issue the Transportation Committee could get involved in in the formative stages. He thanks everyone for the recognition. The nine years have passed very quickly and the Transportation Committee is a good committee to be on.

Jessica Treat said that her daughter just turned 9 and that she was a new mom when she started on the Transportation Committee. It is crazy to think about all that has happened when it comes to transportation. She was formerly on the Bicycle Advisory Board before she became a member of the Transportation Committee. She was happy to serve on the Transportation Committee, it was definitely a work in progress from the beginning but the City and staff were open to it and they've had multiple great staff members supporting them over the years. She has seen a shift as all the various plans have come through over the years, and it's encouraging to see. Jessica said that it has been an honor and the resolution was wonderful, she needs to take that as she writes up her resume. She thanked everybody.

Commissioner Lindeke added that there will be really big shoes to fill on the Committee without Jessica and Jim there. He thanked them.

V. 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, September 10, 2019:

- Wycliff Parking Lot – New parking lot at 2300 Wycliff Street. Eric Beazley, Quetica LLC. SPR #19-077678.
- Villages of McKnight Clubhouse – New accessory building at 179 McKnight Road North. Christian Borgan, Kaas Wilson Architects. SPR #19-080338.

NEW BUSINESS

#19-073-652 Rice Street Flats – Conditional use permit for a building height of 45 feet, setback variance for balconies (7' proposed/10' required west side; 5'6" proposed/6' required northside), and variance to allow no primary building entrance from Sycamore Street. 794-804 Rice Street and 129 Sycamore Street West, east side of Rice Street, between Sycamore Street West and Lyton Place W. (*Kady Dadlez, 651/266-6619*)

Commissioner Baker said he was not able to attend last week's Zoning Committee meeting but was interested in how the Rice Street Flats project came to have affordable units and wondered whether the inclusion of affordable units was a result of recent staff conversations with the developer about the Zoning Committee's interest in projects incorporating more affordable units or whether plans for including affordable units had been in process before staff became involved with the project.

Kady Dadlez PED staff, said she is relatively new to District 6 as the assigned planner so she was not involved in early conversations. Jamie Radel had been previously assigned to the neighborhood and had been involved. The property is owned by the Saint Paul Housing and Redevelopment Authority, so PED housing staff had been working with the developer and the conversation from the start is that it was important to do affordable housing given the project is on HRA-owned property.

Commissioner Baker said that he's trying to assess how far out in the development process City staff is connecting with applicants about the importance the Zoning Committee puts on equity and the need for affordable housing. He added that it seems like this was part of the process early in the Rice Street Flats project.

Chair Reveal said either way, the Planning Commission welcomed it and she'd love to see more units at 30% of area median income.

Commissioner Mouacheupao concurred with Commissioners Baker and Reveal on the importance of staff connecting with applicants about issues important to the Zoning Committee.

Chair Reveal said she assumes close coordination will continue to happen with PED housing staff

and HRA staff.

MOTION: *Commissioner Reveal moved the Zoning Committee's recommendation to approve the conditional use permit and variance subject to additional conditions. The motion carried unanimously on a voice vote.*

#19-071-756 1382 Payne Ave – Change of nonconforming use from coffee shop to deli with seating for 12. 1382 Payne Avenue and Cottage Avenue. (Tim Scanlon-Johnson, 651/266-6089, and Bill Dermody, 651/266-6617)

MOTION: *Commissioner Reveal moved the Zoning Committee's recommendation to approve the change of legal nonconforming use. The motion carried unanimously on a voice vote.*

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on September 12, 2019.

VI. Comprehensive and Neighborhood Planning Committee

Downtown Overnight Shelters Zoning Study – Approve resolution recommending that the proposed amendments to the Legislative Code be adopted by the Mayor and City Council. (Bill Dermody, 651/266-6617)

Commissioner Underwood said that she would be abstaining from voting due to a potential perceived conflict of interest.

MOTION: *Commissioner Mouacheupao moved to approve the resolution recommending that the proposed amendments be adopted by the Mayor and City Council. The motion carried 11-0 with 1 abstention (Underwood) on a voice vote.*

Stryker Avenue Zoning Study – Review updated rezoning recommendation as described in the Stryker Avenue Zoning Study and vote on resolution to recommend the rezoning for City Council adoption. (Michael Wade, 651-266-8703)

Commissioner Edgerton said in terms of the overall density change, was there some kind of estimate of what existing zoning allows, in terms of population housing density versus the staff recommendation?

Michael Wade, PED staff, said that is what he was working on yesterday in preparation for this meeting, when staff discovered 77 Sidney Street West and the attention shifted at the end of the day yesterday. These are all statistics that are important to come out with. We have representatives from West Side Community Organization here today in the audience; we're working on a fact sheet, a "mythbusting" sheet, that will include statistics. But that is primarily focused on addressing other community concerns, and those are density, allowed uses, and what the actual change is of this study area would be, that is something being generated now.

Commissioner Edgerton said that there is a shift of community business and he cannot tell the difference between B2 or B3, the colors look the same - from B2 and B3 to Traditional Neighborhood but mostly T2, and does T2 allow all the same commercial uses as B2 and B3?

Mr. Wade said many of the same, with a few exceptions: T2 limits what sort of auto oriented uses are allowed in the study area. It allows for service stations/gas stations, it allows for a parts store, but does not allow a body shop or any heavier auto maintenance and that is the primary difference. However, most of the commercial uses are the same.

Commissioner Edgerton asked if B2 or B3 Business that were kept, would they would become nonconforming?

Mr. Wade replied yes, there are three properties there that in the staff recommendation are B districts and they would be so egregiously nonconforming that it could get in the way of normal operation of that business if they needed to expand the amount of parking. The layout of the lot is attuned specifically to the auto oriented use that they are. And the opinion of Councilmember Noecker, community and staff is that these can be left just as they are and the rezoning can still achieve conformity with the Comprehensive Plan.

Commissioner Lindeke said that he is excited to see West Side Community Organization (WSCO) bring this forward, and that he likes to see this kind of change on more commercial corridors throughout the city and to see neighborhood groups. Especially as Planning Commissioners, we can start those kinds of conversations to switch to more simplified zoning codes. If you look at the existing land use map you see how complicated and complex all the actual structures are in the area, so having the Zoning Code that reflects the historical nature and complexity of our city is important. He supports this and thinks it is great and getting rid of nonconforming land use is nice to do. He is excited to have this in his neighborhood.

Commissioner Baker highlights the Equitable Development Scorecard that WSCO put together and used within the community. He says it is a model for how this can be done and considering what the community wants, what it needs, and them having that discussion. He likes the idea and the thinks they should either use a model exactly like the one WSCO has developed or some type of informal sanctioned suggested model for other communities when they are having these types of conversations about development. He thinks it was brilliant, he likes the idea and it helps with the conversation so it is not necessarily only staff driven. But it is actually the community having a conversation, and much appreciation for that development.

Mr. Wade also, highlighted the role that WSCO has played, especially in their very successful community meeting which was a model for a great time to gather feedback and to have enough of a conversation, but also, they're a great third party between city staff, the councilmember, and the community that helped "make nice".

Commissioner Mouacheupao commended staff, Michael Wade and the team because they have been very adaptive, adaptable throughout this process providing educational materials in creating this new document, in helping the community understand what decisions are being made in the neighborhood. It has been very interesting and a fun process to be a part of.

Commissioner Edgerton added that he supports this going to this more flexible traditional neighborhood zoning in these types of corridors, because it does allow for that mix of residential and commercial together. Also, greater density. He appreciates the local support for this increase in density and one of the themes that he has seen in terms of affordable housing has been the hurdle of local opposition. A lot of times one of the issues is trying to get the local community,

local neighborhood to support increased density that's often required but to see local district being supported is good, he's happy to see this.

MOTION: Commissioner Mouacheupao moved to approve the resolution recommending to the Mayor and City Council the rezoning of certain properties as shown on the maps be incorporated in the Stryker Avenue Zoning Study. The motion carried unanimously on a voice vote.

Frogtown Neighborhood Plan (the SMAPL) – Recommend adoption of the Frogtown Neighborhood Plan (SMAPL) to the Mayor and City Council. *(Tony Johnson, 651/266-6620)*

Commissioner Mouacheupao said that there is a new version of the document but it is just a small text amendment that Committee had requested for Tony Johnson to put in for the final document.

MOTION: Commissioner Mouacheupao moved to recommend approval of the resolution and forward to the Mayor and City Council for adoption of the Frogtown District 7 Plan as an amendment to the Saint Paul Comprehensive Plan subject to review and approval by the Metropolitan Council to replace the previous plan. The motion carried unanimously on a voice vote.

VII. Transportation Committee

Commissioner Lindeke reported that at their last meeting they heard from Metro Transit about a project called the Better Bus Routes. They are trying to take some routes started with Route 2 in Minneapolis, and worked on that bus route which is one of the slowest buses in the system to figure out ways to improve quality of service, especially speed. Now they are looking at Route 63 going down Grand Avenue, East Side, all over the city, thinking about where they can consolidate stops to speed up service. It's good to see Metro Transit thinking about improving regular bus service in Saint Paul without having to invest a lot of money.

Also, the Ford Site AUAR is the study going on, a required environmental review that must happen about impacts for development projects that are of a certain scale, the transportation section. A consultant has been hired to do the study and he had a lot of information about what exactly down to the second of how long you'll be stuck in traffic at Ford and Cleveland in 2040. It was a good conversation, in trying to make sure that the study reflects the values of Saint Paul's Transportation policies. And the next Transportation meeting on Monday, September 9, 2019 has been canceled.

VIII. Communications-Nominations Committee

Luis Pereira said that their next meeting is scheduled in October, they have a full agenda for that meeting. Including thinking about some of the vacancies on the Commission for next year. They also, talked about a presentation to the District 1 Community Council on planning and development. The Communications Committee have been working with Betsy to figure out the day exactly when that will happen.

IX. Task Force/Liaison Reports

No report.

X. Old Business

None.

XI. New Business

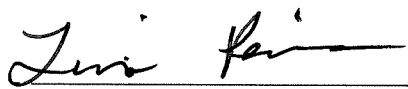
None.

XII. Adjournment

Meeting adjourned at 9:15 a.m.

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

Respectfully submitted,



Luis Pereira
Planning Director

Approved October 4, 2019
(Date)



Lue Vang
Secretary of the Planning Commission