

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

**Minutes September 7, 2018**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 7, 2018 at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Anderson, DeJoy, Lee, Reveal, Underwood; and Messrs. Baker, Fredson, Khaled, Ochs, Oliver, Perryman, Rangel Morales, Risberg, and Vang.

**Commissioners Absent:** Ms. \*Mouacheupao, and Messrs. \*Edgerton, \*Lindeke, \*Reich, and \*Wojchik.  
\*Excused

**Also Present:** Anton Jerve, Acting Interim Planning Director; YaYa Diatta, Department of Safety and Inspections, Bill Dermody, Tony Johnson, Alena DeGrado, and Sonja Butler, Department of Planning and Economic Development staff.

**I. Approval of minutes August 10, 2018.**

Chair Reveal announced that the minutes are not available at this time. However, they should be ready for approval at the next Planning Commission meeting.

**II. Chair's Announcements**

Chair Reveal had no announcements.

**III. Planning Director's Announcements**

The Acting Interim Planning Director, Anton Jerve had no announcements.

**IV. Zoning Committee**

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

Three items to come before the Site Plan Review Committee on Tuesday, September 11, 2018:

- Grand Avenue Multi-Family – New Multi-Family residential at 1554 Grand Avenue. Andrea Rand-Cullen LLC SPR# 18-097948
- Hazel Assisted Living – New Adult Care Home at 1105 Hazel Street North. Justin Fincher-JB Vang Partners SPR# 18-097870
- TriFly Hangar – New Commercial building at 711 Eaton Street. TriFly LLC SPR# 18-

095135

**NEW BUSINESS**

#18-093-449 Hazel Assisted Living – Conditional use permit for an adult care home for 24 residents. 1105 Hazel Street North, north of Magnolia. *(Alena DeGrado, 651/266-6524)*

***MOTION:*** *Commissioner Baker moved the Zoning Committee’s recommendation to approve the conditional use permit subject to an additional condition. The motion carried unanimously on a voice vote.*

#18-094924 BCLLC/Maria Cruz – Change of nonconforming use from coffee shop to beauty salon. 1382 Payne Avenue, NE corner at Cottage Avenue. *(Bill Dermody, 651/266-6617)*

***MOTION:*** *Commissioner Baker moved the Zoning Committee’s recommendation to approve the change of nonconforming use from a coffee shop to a beauty shop. The motion carried unanimously on a voice vote.*

#18-093-236 Mark Nedoroski – Reestablishment of nonconforming use as 10-unit dwelling. 1619 Hubbard Avenue, between Snelling and Fry. *(Josh Williams, 651/266-6659)*

Commissioner Baker stated that staff’s recommendation was for denial of the application, however the Committee made a recommendation for approval.

Chair Reveal said it was a technical rationale that staff had for denial, but put it on record that there was not any policy reason for denial of a 10-unit. Chair Reveal made the motion for approval because this was a case where the building was large enough to have 10-units and if the policy is to increase density, the best way to do it is do in an existing building that requires no additional external alterations. The site also had enough parking to meet the requirement and staff concurred with her interpretation.

Commissioner Baker said that a lot of times at Zoning Committee they have issues around increased density and parking so it was important to note that those would not be issues in this case.

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

Chair Reveal noted that another factor in this decision is that the landlord will provide all affordable units in this building and this would increase the number of affordable units in that neighborhood. So, there was double rationale, the affordability and density issue.

#18-093-677 Dorothy Gherity – Rezone from R4 one-family residential to T2 Traditional Neighborhood. 418 Sherburne Avenue, between Arundel and Western. *(Tony Johnson, 651/266-6620)*

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

Commissioner Baker announced the items on the agenda at the next Zoning Committee meeting on Thursday, September 13, 2018.

**V. Comprehensive and Neighborhood Planning Committee**

Snelling and Westgate Station Area Plan Amendments – Approve resolution and draft Snelling and Westgate Station Area Plans and forward to the Mayor and City Council for adoption.  
(Anton Jerve, 651/266-6567)

Snelling Station Area Plan – Discussion

Commissioner Ochs said that on page 8 the plan shows the footprint of the Midway Shopping Center, which is no longer there. So, is there a rational need for that, or should the illustration show the new stadium as a representation of “Today” because developers or anyone looking at these documents should be aware of the current status, or it may otherwise cause confusion. Commissioner Ochs also noted that there was overlapping text on page 12 that should be fixed.

Anton Jerve, PED staff, said that the document was written in 2008 so it represents what was there in 2008. We’re updating the vision of it to include the stadium along with the master plan that went along with the stadium. He does not see this snapshot illustration on page 8 as leading to confusion for people reading it, but if the Commission agrees to change it, he can do that before it moves on to the Mayor and City Council.

Commissioner Ochs asked if it was already a part of the Comprehensive Plan, or is it being updated and changed to be inserted in the new Comprehensive Plan.

Mr. Jerve said the station area plan is currently is a part of the Comprehensive Plan, and the edits made to it will then be an update to the Comprehensive Plan through the station area plan.

Chair Reveal added that Mr. Jerve should put a foot note that clarifies that the master plan for the stadium was done several years after the original adoption of the station area plan.

Building on the discussion, Commissioner Rangel Morales discussed the need to change the heading of “Today” on page 8 because the illustration is not how the area appears today.

Mr. Jerve said that all of the station area plans say “Today” as an introduction to orient the reader and people have to recognize that “Today” refers to the time at which it was written.

Chair Reveal said suggested he put a disclaimer in the front that said it should be noted that this plan was originally adopted in 2008 and references to “Today” reflect circumstances at that time, and where appropriate, it has been updated.

Chair Reveal said that that could be in the front of it and not have to do it multiple times.

Mr. Jerve agreed to add a footnote or disclaimer at the beginning of the document.

**MOTION: Commissioner Risberg moved to approve the resolution and draft Snelling Station Area Plans and forward to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.**

Westgate Station Area Plan – Discussion

Commissioner Ochs asked for clarification on page 47 about the paragraph beginning with “Individual property owners...” We often have issues with property owners that did not hear about something or they were not properly notified. So, would it be appropriate find in this particular portion that when developers submit their applications, we set up a certain date so that we can advise individual property owners well enough in advance? And should “well enough in advance” be defined in that paragraph as the specific time frame because it is ambiguous?

Chair Reveal said that “well in advance” is fine.

Mr. Jerve said that there are already legal requirements that dictate timelines for zoning decisions and when something is going to go before committee, etc. As soon as an application to the City is deemed complete, it goes out to the Early Notification System (ENS). Additionally, there are cutoff dates for Zoning Committee. This paragraph is not addressing notification of neighbors, it refers to property owners who are coming forward with some idea of redevelopment and that we want them to begin talking to the City as soon as possible so that they can start to begin a discussion to make sure that the goals and the vision of the City are addressed in the development to the greatest extent possible.

Chair Reveal added it is not referencing the zoning process; it is referencing the ongoing consultation about any specific development project.

Mr. Jerve confirmed it is intended to be between individual property owners and the City. The desire is for developers to contact the Planning Director and make a connection.

Commissioner Ochs asked if the Towerside District and Creative Enterprise Zone have boundaries? He did not know where the Towerside District or Creative Enterprise Zone was and suggested that their boundary it should be defined.

Mr. Jerve said that both those boundaries are fluid right now and he would not want to put them in the document and if it meant having to go through the adoption process to change it in the future. Both organizations have their own process for defining their boundaries and are working with the district council in the update of the district council plans.

Commissioner Ochs said would it be prudent to define what it is.

Mr. Jerve said that he could put a link to the organization web site a hot link on the PDF itself and people could just click and get oriented that way.

Commissioner Baker asked Mr. Jerve what he meant by the desire is for developers to contact the Planning Director?

Mr. Jerve said the intent with that statement is that whoever is developing within any of the station areas should contact the City early on, whether it's the zoning desk or the Planning

Director, etc. in order to start that conversation with the City. So they can make their needs known and understand the City's goals and ideally work together in partnership.

**MOTION:** *Commissioner Risberg moved to approve the resolution and draft Westgate Station Area Plans and forward to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.*

**VII. Transportation Committee**

Commissioner Ochs announced that the next Transportation Committee meeting on Monday, September 10, 2018 has been canceled.

**VIII. Communications Committee**

Commissioner Underwood had no announcements.

**IX. Task Force/Liaison Reports**

Commissioner Ochs asked about the role of a city planner with a development project; it would be useful to have a primer on that at some point at one of the Planning Commission's future meetings. So that they understand how the development community works with the City.

Chair Reveal said that is a great idea, and they have done it once before but that was a long time ago. The Planning Commission will ask the Interim Planning Director to put that on an upcoming agenda.

Commissioner Baker asked for an update on the Rondo Land Bridge.

Commissioner Ochs said that the Executive Director, Mr. Walter Smith, has been in conversation with the Urban Land institute and ReConnect Rondo, and Commissioner Ochs has offered to outline the steps for organization as they work within the City guidelines. They have not fully scoped the neighborhood work yet.

Chair Reveal added that it is definitely in process. She thinks that they have found a consultant to use on financing and on plan development.

**X. Old Business**

None.

**XI. New Business**

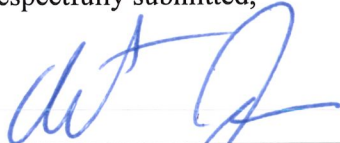
None.

**XII. Adjournment**

Meeting adjourned at 9:10 a.m.

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

Respectfully submitted,



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Anton Jerve  
Acting Interim Planning Director

Approved 9/21/18  
(Date)



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Luis Rangel Morales  
Secretary of the Planning Commission