

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

Minutes September 21, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 21, 2018 at 8:30 a.m. in the Conference Center of City Hall.

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

Commissioners Absent: Ms. *Underwood, and Messrs. *Ochs, and *Perryman.
*Excused

Also Present: Lucy Thompson, Interim Planning Director; Ya Ya Diatta, Department of Safety and Inspections; Kady Dadlez, Josh Williams, Menaka Mohan, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes of August 10, 2018.

Chair Reveal announced that the minutes from the August 10, 2018 meeting are not available at this time.

MOTION: Commissioner Vang moved approval of the minutes of September 7, 2018. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Reveal reminded Commissioners that they are welcome to attend Committee meetings for a particular item of interest, regardless of whether they are officially on the Committee. The Committee setting allows more in-depth discussion of an issue or plan before it comes before the full Commission for final action. Chair Reveal also asked the Committee chairs to be more descriptive when giving their Committee reports.

Chair Reveal noted that ex-Commissioner Eckman had been interested in community and citizen engagement, and the process for noticing public hearings. She was going to explore whether the Commission should change its policies and practices regarding citizen engagement. Although little was done on this before Commissioner Eckman resigned from the Commission, the City's Director of Community Engagement has been studying the district council system and overall community engagement system. Ms. Thompson will ask Mr. Mendyka to present the findings of this work at an upcoming Planning Commission meeting.

III. Planning Director's Announcements

Lucy Thompson, Interim Planning Director, gave an update on the hiring of the new Planning Director. Hopefully, a decision will be made next week. Jamie Radel is leaving PED to work for the Department of Community Planning and Economic Development in Minneapolis, where she will concentrate on housing policy and projects.

Ms. Thompson introduced Menaka Mohan, the new Ford Project Manager in PED. Ms. Mohan introduced herself, noting that she just moved back to Saint Paul after being gone for 20 years. She has been working in the San Francisco Bay Area for the SF Planning Department, where she worked on issues such as affordable housing policy, density bonuses and inclusionary zoning. Ms. Mohan also worked in Oakland for the Department of Transportation. She is really excited to be here.

Ms. Thompson noted that the presentation on the *Ford Zoning and Public Realm Master Plan* has been postponed to October 5, 2018. Now that Ryan Companies has been named the tentative developer of the Ford site, and the Master Plan will be in the spotlight again, staff felt it would be good to give the Commission a “refresher” on the adopted Master Plan.

IV. Zoning Committee

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

NEW BUSINESS

#18-098-490 Contanda Terminals Boiler Building – Conditional use permit for a boiler building to be elevated above the flood protection elevation by an alternative to fill. 2175 Childs Road. (*Josh Williams, 651/266-6659*)

MOTION: *Commissioner Baker moved the Zoning Committee’s recommendation to approve the Conditional Use Permit subject to additional conditions. The motion carried unanimously on a voice vote.*

#18-098-346 754 Randolph LLC – Conditional use permit for reuse of a former fire station for a micro-brewery, taproom with full kitchen and coffee bar, and banquet hall. 754 Randolph Avenue, between View and Bay Street. (*Kady Dadlez, 651/266-6619*)

Commissioner Baker gave the Zoning Committee report. On behalf of the Committee, he moved approval of the permit with conditions, and amendments to the conditions based on staff’s recommendations subsequent to the Zoning Committee meeting. No changes are proposed to condition #1. Staff recommends removing condition #2 as it is not necessary. Condition #3 recommended in the draft resolution should be renumbered to condition #2 and condition #4 should be renumbered to condition #3. In addition to renumbering condition #4 to #3, staff recommends changing the allowable hours of operation for the coffee bar, which was stated as 10:00 a.m. to 10:00 p.m. in the draft resolution, to 8:00 a.m. to 10:00 p.m. The applicant worked with staff on this proposed change, subsequent to the Zoning Committee meeting. It is preferable to make the change before the permit is approved so that the applicant does not have to request a change at a later date, which would require a new application, fee and public hearing.

Commissioner Lindeke suggested that 8:00 a.m. is not an early enough opening time for the coffee bar.

Commissioner Baker said that the applicant worked with staff and requested the adjusted the hours, saying that the earlier start time would be preferable if the coffee bar portion of the business is successful.

Commissioner Edgerton asked about the timeline and process for Phase 2 of the business, the banquet hall on the second floor. Is it correct that they cannot open that portion of the business until they go through site plan review and parking is addressed?

Kady Dadlez, PED staff, stated that Phase 1 can move forward as is with adequate parking on site, but in order for Phase 2 to happen, they either need to provide the required parking for that use or obtain a parking variance from the Board of Zoning Appeals.

Commissioner Rangel Morales added that, because of the way the building is constructed, they are going to make their improvements for Phases 1 and 2 at the same time. However, the banquet hall portion of the business will not be allowed to be occupied and used until the parking issue is addressed.

Commissioner Reich asked if the 8:00 a.m. opening time was something the applicant worked out with the neighbors. He agrees that 8:00 a.m. is a late start time for a coffee shop, and asked whether it could be 6:00 a.m. or some other earlier time.

Ms. Dadlez said that, in the original staff report, staff had only recommended the conditions about site plan review and the need for parking for Phases 1 and 2. It was at the Zoning Committee meeting that the condition about hours of operation was introduced by staff, so the applicant did not have time to think about the hours of operation as a condition on the permit prior to the public hearing. The coffee bar hours of 10:00 a.m. to 10:00 p.m. were stated in the application, but the applicant did not have time to consider what making them a condition might mean for his business. It was during the week following the Zoning Committee meeting that the applicant conveyed his thoughts and concerns about the condition in an email to staff that if the coffee bar is successful, he may want to open earlier. If the Planning Commission were to approve the permit as presented in the resolution this morning, he would have to go through a new application, fee and public hearing to modify the hours, so staff felt that now is the time to change the hours before the permit is approved.

AMENDMENT TO AMENDMENT: Commissioner Lindeke moved to amend the motion to amend the opening hour of 8:00 a.m., adding the option of opening at 6:00 a.m. Commissioner Edgerton seconded the motion.

Commissioner DeJoy was concerned that the Commission is getting into the applicant's business plan, but they still have the option to open at 8:00 a.m. if they choose too. She also wondered about traffic concerns, because there is a childcare center nearby and during the drop-off time, there is more intense traffic. She asked whether this was considered an issue for this proposed development.

Ms. Dadlez said that the intent is for vehicle access to the business to be from Randolph Avenue, a two-way in-and-out, so the business would not be using the parking lot to the south where the daycare center parking is located.

Commissioner Baker asked for clarification that, even though the Planning Commission would be agreeing to an earlier start time of 6:00 a.m., the applicant could still choose to wait until 8:00 a.m. to open.

Chair Reveal confirmed that.

Commissioner Vang asked about the timeline for Phase 2.

Ms. Dadlez said that the applicant is working on improvements to the building for both phases now, because some of the work involves ADA compliance with stairs and an elevator. However, the use and occupation of the upstairs portion would not be permitted until a parking variance or a shared parking arrangement is in place. As for the timing, she is not sure.

Commissioner Vang asked for confirmation that the upstairs space cannot be used until they first get approval from the City.

Ms. Dadlez confirmed that the approval is for just Phase 1 until conditions are met to allow Phase 2.

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

Commissioner Edgerton announced that the next Zoning Committee meeting on Thursday, September 27, 2018 has been canceled.

V. Comprehensive and Neighborhood Planning Committee

2040 Comprehensive Plan adoption process – (*Lucy Thompson, 651/266-6578*)

Lucy Thompson, PED staff, reviewed the 2040 Comprehensive Plan schedule. A preliminary draft of the plan has been out since March for review by the Metropolitan Council (voluntary), and adjacent municipalities and affected jurisdictions (mandatory). Staff has received feedback from the Met Council, as well as several cities and agencies. In addition, staff met with all of the district councils and held two public Open Houses on the preliminary draft. Final changes were made to the document based on this preliminary feedback, and a final public hearing draft is now being prepared. The public hearing draft will be reviewed by the Comprehensive and Neighborhood Planning Committee, and the Planning Commission will release it for public review on November 2 and set a public hearing for January 11, 2019.

Commissioner Risberg asked for clarification of when public comment is accepted.

Ms. Thompson said that the public comment period officially begins when the Commission releases the document (November 2), includes the public hearing, and then is usually extended until the Nonday after the public hearing. The Commission can decide to keep the public hearing record open for as long after the hearing as it deems necessary/reasonable; whether the Commission does this is usually determined by how much public testimony is received at the hearing or if new issues are raised at the hearing.

Ms. Thompson handed out a letter from her to Heather Worthington, Long Range Planning Director for the City of Minneapolis, stating how the two cities share many goals and visions for the two core cities. PED staff felt that it was important to go on record supporting the cities working together on comprehensive planning issues – not only for the betterment of each city, but also for the betterment of the region.

VI. Transportation Committee

Commissioner Lindeke announced the items on the agenda for the next Transportation Committee meeting on Monday, September 24, 2018. He also announced that from now until the end of the year, the meetings will be held from 4:30 p.m. to 6:00 p.m.

VII. Communications Committee

No report.

VIII. Task Force/Liaison Reports

No report.

IX. Old Business

None.

X. New Business

None.

XI. Adjournment

Meeting adjourned at 9:20 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 November 30, 2018
(Date)



Luis Rangel Morales
Secretary of the Planning Commission