

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

**Minutes October 5, 2018**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, October 5, 2018 at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Reveal Anderson, DeJoy, Mouacheupao, Underwood and Messrs. Edgerton, Fredson, Khaled, Lee, Lindeke, Ochs, Rangel Morales, Reich, Risberg, and Wojchik

**Commissioners Absent:** Messrs. \*Baker, Oliver and \*Perryman  
\*Excused

**Also Present:** Jamie Radel, Mike Richardson, Kady Dadlez, Menaka Mohan and Laura Eckert from the Department of Planning and Economic Development; Yaya Diatta from the Department of Safety and Inspections.

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

***MOTION:*** *Commissioner Rangel Morales moved approval of the minutes of August 10, 2018 with a correction that he and Commissioner DeJoy were the dissenting votes for ZF#18-084-109. The motion was seconded. The motion carried unanimously on a voice vote.*

**II. Chair's Announcements**

Chair Reveal discussed a recent email that was sent in error to all Planning Commissioners regarding reappointment. She said that staff is looking into it and will follow up as necessary. .

**III. Planning Director's Announcements**

Interim Planning Director Lucy Thompson said the latest draft of the 2040 Comprehensive Plan will be posted on the City's website under the Comprehensive and Neighborhood Planning Committee section. The current schedule has the Commission releasing the official public hearing draft on November 2, 2018, and setting a public hearing for January 11, 2018. Ms. Thompson announced that a new Planning Director has been hired. Luis Pereira will begin on October 18, 2018, and will be introduced at the next Planning Commission meeting. The West Marshall Zoning Study will be at the City Council on October 17, 2018 for a second public hearing with amendments. Ms. Dadlez was asked to summarize the amendments and responded to Commissioner questions regarding the amendments. Ms. Thompson noted that the ADU ordinance will hopefully be adopted by the City Council within the next two weeks. The City Council is recommending some final changes to the ordinance on enforcement of the owner-occupancy requirement. Ms. Thompson announced that today is Jamie Radel's last day, and that

she will be greatly missed.

#### IV. Zoning Committee

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

#### **OLD BUSINESS**

Two items to come before the Site Plan Review Committee on Tuesday, October 9, 2018:

- Aldi Expansion - 1134 University Avenue West, building addition, Ryan Anderson, ISG, SPR #18-106813
- Laurel/Dale 6-Plex - 617 Laurel, new construction, Alan Hupp, Hupp Holdings LLC, SPR#18-107213

#### **NEW BUSINESS**

The Zoning Committee meeting of September 27, 2018 was canceled.

The next meeting will be on October 11, 2018 with one item. It is a Conditional Use Permit for McDonald's at 1841 Suburban Avenue.

#### V. Comprehensive and Neighborhood Planning Committee

Rice-Larpenteur Vision Plan – Forward to Mayor and City Council with a recommendation for approval as a foundational document for transportation improvements and overall revitalization of the area. (*Jamie Radel, 651/266-6614*)

Jamie Radel, PED staff, gave a PowerPoint presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Edgerton mentioned that there has been a lot of good discussion and a number of meetings with the community. People have weighed in in a good collaborative effort, as has Ramsey County.

Commissioner Ochs asked why this area is called a gateway. He sees it as more of a node and regional center.

Ms. Radel responded said it is a gateway for all three cities that share borders here: Saint Paul, Maplewood and Roseville.

***MOTION: Commissioner Mouacheupao moved the Comprehensive and Neighborhood Committee's recommendation to forward the Rice-Larpenteur Vision Plan to the Mayor and City Council with a recommendation for approval as a foundational document for transportation improvements and overall revitalization of the area. The motion carried unanimously on a voice vote.***

Ford Zoning and Public Realm Master Plan – Briefing on adopted plan and planning process, in preparation for consideration of proposed plan amendments by master developer. (*Mike Richardson, 651/266-6621*)

Link to Ford website to view Master Plan:

<https://www.stpaul.gov/departments/planning-economic-development/planning/ford-site-21st-century-community>

Mike Richardson, PED Senior Planner, gave a PowerPoint presentation on the Ford site: He noted that Ryan Cos. has been designated the master developer, and is currently in their due diligence period prior to purchasing the site from Ford. It is anticipated that Ryan will be proposing changes to the Ford Zoning and Public Realm Master Plan, so staff thought it was a good idea to refresh the Commission on the process and content behind the Master Plan.

Chair Reveal asked if staff has any idea about the changes Ryan is considering. Mr. Richardson said that, at this time, we don't know what changes will be proposed.

Commissioner Ochs asked if the reports Mr. Richardson referred to in his presentation had changed significantly over time.

Mr. Richardson stated that most of the studies were completed before the Master Plan was prepared.

Commissioner Ochs stated it is important for the public to understand the amount of effort that was done to prepare the Master Plan and that it is based on several foundational studies regarding parks and open space, energy/sustainability, etc.

Commissioner Ochs asked if stormwater areas are counted as open space. Mr. Richardson replied no.

Commissioner Edgerton said, historically, the Ford site was an industrial site with approximately 1800 jobs. He asked if clean industrial uses are permitted in any of the Ford zoning districts.

Mr. Richardson replied that very light industrial uses are permitted in certain districts. In F5 and F6, the business mixed district, permitted uses include: agriculture, brewery, limited processing, research laboratory, etc.

Commissioner Mouacheupao asked about the impact on the central stormwater feature if Ryan Cos. does not intend to purchase the CP Rail Spur.

Mr. Richardson said that will need to be explored in more detail and staff reviews the master site plan.

Commissioner Khaled asked whether there are any estimates for job goals for the site.

Mr. Richardson stated that, based on zoning, the site could accommodate up to 1500 jobs. One of the foundational studies for the Master Plan was a job strategy report

Commissioner Edgerton stated that TIF money or some public money is probably needed to make this work financially for the developer.

Mr. Richardson said that is likely.

Commissioner Edgerton asked where the housing affordability goals come into play and what the costs are.

Mr. Richardson said that affordable housing goals are included in the Master Plan. Affordable housing is eligible for TIF, but there are a number of other funding sources that could be applied as well.

Commissioner Edgerton said there needs to be external funding to create affordable housing.

Mr. Richardson stated that preliminary indications are that the TIF capacity does not meet the need for the gap.

Commissioner Fredson talked about the number of units permitted in the F1 River Residential district. He believes more people should be able to live along the river, which is the highest amenity part of the Ford site. Limiting it to just multi-unit homes would make it too exclusive.

Chair Reveal stated it will be interesting to see what Ryan comes back with and how much density they propose along Mississippi River Boulevard.

Commissioner Fredson said we should be spreading the density across the site. Density needs to be integrated with the public realm.

Commissioner Rangel Morales asked about how the changes were made to building types and density ranges recommended by the Planning Commission when the City Council considered the Master Plan.

Mr. Richardson said the Planning Commission's recommendations were forwarded in a memo to the City Council.

Commissioner Rangel Morales asked if the City Council approved the Master Plan at a public hearing or if it occurred administratively

Chair Reveal said it went through a public hearing, and was tied to affordable housing goals and creating a mixed-income neighborhood.

Mr. Richardson stated that the amendment was reflected in a red-line version of the plan and would have been described in the memo that went to the Council.

Commissioner Fredson mentioned that he learned of the change from Commissioner Lindeke. No public conversation was held about it before the City Council adopted it. Commissioner Fredson asked if there has been any conversation from Ryan related to the F1 River Residential zoning or what the market value of units in this area might be.

Chair Reveal said the Commission will have to review carefully what Master Plan amendments Ryan Cos. submits.

Mr. Richardson said that if Ryan requests financial assistance from the City, they will have to provide a lot of information about why they need it.

Ms. Thompson stated Ryan will officially submit their proposed Master plan amendments the week of October 8.

**VI. Transportation Committee**

Commissioner Lindeke reviewed the last meeting's agenda items

**VII. Communications Committee**

No report.

**VIII. Task Force/Liaison Reports**

No report.

**IX. Old Business**

No report.

**X. New Business**

Chair Reveal reminded the Commissioners that they are supposed to clear their calendars to be able to attend Commission meetings until 11:00 a.m.

**XI. Adjournment**

Meeting adjourned at 10:30.

Recorded and prepared by  
Laura Eckert Planning Commission Interim Secretary  
Planning and Economic Development Department,  
City of Saint Paul

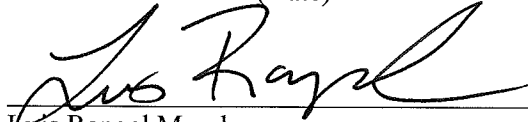
Respectfully submitted,



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Lucy Thompson  
Interim Planning Director

Approved 10/19/18  
(Date)



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Luis Rangel Morales  
Secretary of the Planning Commission

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