

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

Minutes November 2, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, November 2, 2018, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Lee, Mouacheupao, Reveal and Underwood
Messrs. Baker, Khaled, Oliver, Perryman, Reich, Risberg, Vang

Commissioners Absent: Edgerton*, Fredson*, Lindeke, Ochs*, Rangel Morales*, Wojchik*
*Excused

Also Present: Luis Pereira, Lucy Thompson, Bill Dermody, Mike Richardson, Department of Planning and Economic Development staff.

I. Approval of minutes October 19, 2019.

MOTION: *Commissioner Reich moved approval of the minutes of October 19, 2019. Commissioner Underwood seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Reveal mentioned she had three items she wished to discuss. First, the Mayor's Office is requesting our help in identifying and recruiting people to serve on various boards and commissions. The chair would like to begin a standing ad-hoc nominations committee made up of three Planning Commissioners and asked for volunteers. Commissioners Underwood, Anderson and Reich said they would like to serve on this new committee. We will formally set up something soon. Second, the Chair stated she is noticing a gap in various areas of expertise on the Commission. She said we used to have an architect and that person was very valuable to the Commission but now we are lacking someone in that field and potentially other areas. We should think about how we can fill these areas when we reach out to potential people to serve on the Commission. Third, the Chair announced that there will probably be a public hearing on the Ford site for Friday, December 28, and she asked how many Commissioners were planning to attend the Commission meeting that day. Due to a small number of Commissioners indicating their presence at that meeting, the Chair asked if Lucy Thompson could check with Ryan Cos. about holding that public hearing at a later date. Commissioner Underwood thought that might also be a challenging time for the public to attend due to the holidays. Ms. Thompson will follow up with Ryan Cos.

III. Planning Director's Announcements

Luis Pereira, Planning Director, said the West Marshall Zoning Study was passed by the City

Council on October 24. He also said he met with the Chair and Lucy Thompson to brainstorm ideas for an upcoming Planning Commission retreat. Mr. Pereira mentioned that PED has hired a new City Planner and he will be starting November 14 and will be assisting Bob Spaulding on GIS matters and also other City Planning related duties.

IV. Zoning Committee

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

Two items came before the Site Plan Review Committee on Tuesday, October 30, 2018:

Firebox Deli - 1585 Marshall Ave., Building addition, Aaron Wittkamper, Wittkamper Studio, SPR #18-110823

Keg and Case Market Parking Lot – 570 Webster Street parking lot, Mike St. Martin, Loucks SPR#18-114047

Commissioner DeJoy said the next Zoning Committee on November 8 has been canceled. Next meeting is November 20, a Tuesday.

NEW BUSINESS

#18-109-691 TK Dynamic Home LLC - Rezone from B1 local business to T1 traditional neighborhood 1350 Payne Ave, NE corner at Clear Avenue. (*Bill Dermody, 266-6617*)

Commissioner DeJoy gave a brief overview of this item on behalf of the Zoning Committee. She said District 5 made no recommendations; no one spoke in support or opposition. Staff recommended approval and the Zoning Committee voted to approve this application.

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

OLD BUSINESS

#18-106-569 McDonald's - Conditional use permit (CUP) for a fast food restaurant with accessory drive-thru service, with modification to allow a 3rd service window (2 permitted). CUP to exceed the maximum allowed parking spaces (45 max. allowed, 75 proposed). Variances for floor area ratio (FAR) (0.3 - 2.0 permitted, 0.108 proposed), front yard setback variance (10' max. allowed, 54.5' proposed), and front yard parking (not permitted). 1841 Suburban Avenue between White Bear Avenue and Burns Avenue (*Bill Dermody, 651/266-6617*)

Commissioner DeJoy gave a brief overview of this item on behalf of the Zoning Committee. She said staff recommends approval of the CUP for a fast food restaurant with accessory drive-through service, with modification to allow 3rd service window, and variance for FAR subject to conditions and denial of CUP to exceed parking spaces and front yard setback. With the modified site plan, no variance for front yard parking is needed. No one spoke at the public hearing or submitted testimony. The applicant made revisions to address staff concerns. Zoning

Committee voted 4-0 to approve the modified submittal. District 1 recommended approval of the modified proposal. This resolution reflects these modifications. Commissioner Baker asked about the condition that referred to excessive lighting. Bill Dermody, City Planner, stated that this is under the jurisdiction of the Department of Safety and Inspections and is a required finding for the CUP in regard to fast food restaurants or restaurants with drive-thrus.

MOTION: *Commissioner DeJoy moved the Zoning Committee's recommendation to approve the conditional use permit with modifications. The motion carried unanimously on a voice vote.*

V. Comprehensive Planning Committee

2040 Comprehensive Plan – release for official public review and set public hearing for January 11, 2019 (*Lucy Thompson, 651/266-6578*).

Lucy Thompson, PED staff, gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Baker thanked Ms. Thompson for her presentation. He voiced concern about how we were going to monitor and implement this plan. Who was going to keep track of how we are doing. He suggested this be brought up to the Mayor's or City Council level to be sure we are monitoring this.

Ms. Thompson said this was a good point. We do need to do some more thinking around this. The Departments of Public Works and Parks staffs have all been very engaged in this whole process and it isn't just PED. It is a partnership with everyone, especially with the Mayor and City Council. She suggested perhaps an annual report be presented to the Planning Commission that tracks what we are doing annually. She said she shares the Commissioner's concern about the implementation. The chapters are pretty robust and there is a lot of work to do. Ms. Thompson said we fully intend to work with our partners to make sure that happens.

Commissioner Baker stated he appreciated Ms. Thompson's response.. He said there are new aspects as far as equity approach and sustainability. His concern is that he wants to be sure we are very intentional in this plan. He suggested we could send a letter to the Mayor or City Council stating our intention and our desire that they continue our partnership with us and we don't want to see these items fall through the cracks, especially where it concerns equity and sustainability. For that to happen, in his opinion, he wants to stress the importance of this.

Ms. Thompson said the Mayor's office does have three Equity Officers. There is a Chief Innovations Officer, Chief Resiliency Officer and Chief Equity Officer. Perhaps when we do transmit it to the Mayor and City Council we need to make sure this point is clearly made. In the meantime we will continue talking with the Mayor's Chief Officers.

Chair Reveal asked how we are going to measure the equity goals and how to we apply them to the Zoning Code. It is ambiguous right now.

Commissioner Reich said annual reports would be a good way to measure our goals in the Comp Plan.

Commissioner Lee said that given that this is her first comp plan she is curious as to how we have done in our last plan. She said what would be helpful, since there are new people who have come onto the Commission, is to look at the last plan and see what our objectives were and did we get there. She said she doesn't know the past plan, and what we have achieved so far. We could look at the new plan and see if there are areas at which we need to improve. She agrees with the previous commissioners, that there needs to be a holistic and intentional approach going forward. She asked if there are some ways for us to be more intentional and strategic instead of just talking about it, especially in the areas to measure equity. We need to develop measures.

Ms. Thompson said we do have an understanding what we accomplished out of the 2030 Plan. She said the committee did a review of our existing plan and they went chapter by chapter to see what was still relevant and we used that as our basis. She stated that we could direct the Commissioners to staff's review.

Commissioner Khaled said he echoes the great comments so far. He is proud of being part of the City and in the 2040 Plan. It will be hard to determine if it all gets implemented over time. He wanted to share one facet when he thinks about planning and economic development. He said when companies' leases are up, they want to move centrally into the city. He thinks we are effecting changes. We will all be in different places in 2040 but how do we think about our economy, proactively, at that time. The Osborne 370 building is a good example of good forward thinking and thinking about what the economy will look at in the future. He suggested discussing this at the upcoming retreat.

MOTION: *Commissioner Mouacheupao moved on behalf of the Comprehensive and Neighborhood Planning Committee to release the 2040 Comprehensive Plan for public review and set the public hearing for January 11, 2019. The motion carried unanimously on a voice vote.*

Gold Line Station Area Plans – release amendments related to the White Bear Station for official public review and set public hearing for December 14, 2018 (*Bill Dermody, 651/266-6617*)

Commissioner Mouacheupao stated the Committee is also requesting release of these amendments setting a public hearing for December 14, 2018. She said Mr. Dermody from PED will be doing a short presentation on the Gold Line Station Area Plan.

Mr. Dermody showed a Google Map of the Gold Line White Bear Avenue area. He said the Gold Line Stationary Plans were adopted in 2015. Commissioner Oliver was one of the co-chairs of the advisory committee task force that worked on that plan. The plan addressed the Gold Line rapid transit corridor between downtown and Woodbury. The transit line is continuing to move along on and is being led by Metro Transit. Due to a new apartment building that was built, it has been suggested that the station be moved from Van Dyke to the east on Hazel Street. The Metro Transit staff is interested in this as well and led some community conversations as well as online public engagements. Mr. Dermody said he and Councilmember Jane Prince did some door knocking in the area to get the community's input. They talked to people and then there was a follow-up meeting where people could weigh in. He stated that the popular sentiment was that the Hazel area was preferred. One reason is that it felt safer there and is right next to the new apartment building and Hazel is more central to the density in the area. Hazel is also a natural pedestrian corridor. All of these were reasons to prefer Hazel, with safety issue being the main component. All this information was relayed to the District 1 Land Use Committee for input and the Land Use Committee also stated that Hazel was preferred site. This also went through the Comp Plan Committee and they also stated Hazel was the preferred location as well. The full set of amendments is in the plan but the most significant is moving the station to Hazel.

Commissioner Baker asked about the land to the right of the apartment and what was being done with that.

Mr. Dermody indicated that that land is owned by MnDOT. MnDOT is waiting until all the Gold Line planning is done before they dispose of any excess land. The intent is that this would be redeveloped in some way perhaps even by the City's HRA.

Commissioner Baker asked if the State might sell this land to the City.

Mr. Dermody stated that would be a possibility. Another possibility is that the State would sell the land to a developer.

MOTION: *Commissioner Mouacheupao moved on behalf of the Comprehensive and Neighborhood Planning Committee to release the amendment related to the White Bear Station for official public review and set the public hearing for December 14, 2018. The motion carried unanimously on a voice vote.*

VI. Neighborhood Planning Committee

VII. Transportation Committee

Commissioner Underwood said the Committee did meet on October 22. They discussed the Fourth Street Market District and the Committee did pass a resolution after some wording changes to that effect. The majority of the time was spent reviewing the draft Pedestrian Plan and specifically the pedestrian crossings flow chart that Public Works has been developing in consultation with community input. The actual Pedestrian Plan comes before the Transportation Committee on November 19, 2018, Commissioner Underwood stated that the Committee will not be meeting on November 5.

VIII. Communications Committee

N/A

IX. Task Force/Liaison Reports

N/A

X. Old Business

N/A

XI. New Business

N/A

XII. Adjournment

Meeting adjourned at 9:45 a.m.

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

Respectfully submitted,



Luis Pereira
Planning Director

Approved

11/16/18

(Date)



Luis Rangel Morales
Secretary of the Planning Commission