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

Minutes March 10, 2017

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 10, 2017 at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, McMahon, Mouacheupao, Reveal, Thao, Underwood; and Messrs. Fredson, Gelgelu, Khaled, Ochs, Oliver, Perryman, Rangel Morales, Reich, Tanaka and Vang.


*Excused

Also Present: Donna Drummond, Planning Director; Lucy Thompson, Allan Torstenson, Merritt Clapp-Smith, Jake Reilly, Mike Richardson, Tony Johnson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes February 24, 2017.

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

II. Chair’s Announcements

Chair Reveal announced that Commissioner Emily Shively has resigned from the Planning Commission. Her work load was too demanding and she just could not maintain the commitment to either the committee work or Planning Commission and we are very sorry to see her go. Also, there is a new task force being established between Roseville, Maplewood and Saint Paul to look at the Rice Larpenteur gateway to the city and Commissioner Edgerton will be the representative for that.

III. Planning Director’s Announcements

Donna Drummond had no announcements.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Larry Zangs, 651/266-9082)*

Two items to come before the Site Plan Review Committee on Tuesday, March 14, 2017:

- Grand Avenue Apartments – 4-story, 8 units with 13 surface parking spaces at 2094 Grand Avenue. Graham Merry-Cullen LLC SPR# 17-014700
NEW BUSINESS

#17-011-166 JSK Limited Partnership/Grand Heritage – Rezone from RM2 Multiple Family, T1 Traditional Neighborhood and OS Office Service to T2 Traditional Neighborhood. 33-45 Syndicate Street South, NW corner of Syndicate and Grand. (Mike Richardson, 651/266-6621)

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

#17-010-842 At Home Apartments – Conditional use permit to permit a 43 ft. high mixed-use building. 33-45 Syndicate Street South, NW corner of Syndicate and Grand. (Mike Richardson, 651/266-6621)

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

#17-009-938 Porchua Xiong - Rezone from B3 General Business to T2 Traditional Neighborhood. 1024 Ross Avenue, between East 7th and Earl. (Jake Reilly, 651/266-6618)

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

#17-005-500 Budd Sieger et al – Rezone from RT1 Two-Family Residential to RT2 Townhouse Residential. 816 Ashland Avenue, between Avon and Victoria. (Tony Johnson, 651/266-6620)

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

V. Comprehensive Planning Committee

Central Station Block Design Guidelines – Release draft for public review and set a public hearing for April 21, 2017. (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](http://www.stpaul.gov/planningcommission)

**MOTION:** Commissioner Thao moved on behalf of the Comprehensive Planning Committee to release the draft for public review and set a public hearing on April 21, 2017. The motion carried unanimously on a voice vote.
Commissioner Thao announced the item on the agenda for the next Comprehensive Planning Committee meeting on Tuesday, March 21, 2017.

VI. Neighborhood Planning Committee

Alternative Financial Establishment Zoning Study – Release proposed amendment for public review and set a public hearing for April 21, 2017. (Tony Johnson, 266-6620)

Commissioner DeJoy reviewed the discussion at the last Planning Commission meeting about options for language in standard (a): keep the existing language including a distance requirement from one-, two-, and multi-family dwellings in all zoning districts; amend standard (a) so that it is simply a distance requirement from residential zoning districts (with the intent to streamline the ordinance and make it easier to administer); or amend standard (a) to have an additional distance requirement from one-, two-, and multi-family dwellings just in traditional neighborhood and B4-B5 business districts where they are conforming uses. The committee reviewed maps showing the effect of these options on where alternative financial establishments could be located. Amending standard (a) so that it is simply a distance requirement from residential zoning districts would open up several areas for this use. The option of an additional distance requirement from one-, two-, and multi-family dwellings just in traditional neighborhood and B4-B5 business districts would not make the ordinance easier to administer. Therefore, the committee decided to recommend keeping the existing language in standard (a).

Commissioner McMahon noted that the map shows alternative financial establishments permitted under the current zoning of the Ford site, and asked if that would change under the proposed new Ford site zoning.

Merritt Clapp-Smith, PED staff working on the Ford site zoning, said that the current draft list of uses for the new Ford site zoning does not include alternative financial establishments.

**MOTION:** Commissioner DeJoy moved on behalf of the Neighborhood Planning Committee to release the draft amendment for public review and set a public hearing for April 21, 2017. The motion carried unanimously on a voice vote.

Commissioner DeJoy announced that the next Neighborhood Planning Committee meeting on Wednesday, March 15, 2017 has been canceled.

VII. Transportation Committee

Commissioner Ochs reported that their last meeting on Monday, February 27, 2017 was canceled, however he did announce the items on the agenda for the next meeting on Monday, March 13, 2017.

VIII. Communications Committee

Commissioner Gelgelu had no report.

IX. Task Force/Liaison Reports

Donna Drummond, Director of Planning, reported that there was another Ford Community
meeting earlier this week which was very well attended with approximately 200 people. It was to show a further evolution of the public realm plan and the zoning that had been released for public discussion back in November. That work continues and hopefully it will be brought to the Planning Commission in a few months.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:05 a.m.

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

Respectfully submitted,

[Signature]
Donna Drummond
Planning Director

Approved March 24, 2017
(Date)

Melanie McMahon
Secretary of the Planning Commission

Planning Team files\planning commission\minutes\March 10, 2017