



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

Minutes Friday, May 10, 2024

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 10, 2024, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes.: Grill, Presley, and Thomas
Messrs.: Hackney, Houmas, Johnson Becker, Khadar, Martinson, Ochoa, Ortega, Reilly, Syed, and Taghioff

Commissioners Absent: Mmes: Starling
Messrs: Hood, Holst

Also Present: Yasmine Robinson; Interim Planning Director, Karoline Finlay; Planning Secretary, Anton Jerve; Long Range Planning Manager, Spencer Miller-Johnson; Senior City Planner, Emma Brown; Senior City Planner, Christina Hong; City Planner, Nellie Jerome; City Planner, Kady Dadlez; Senior City Planner, Bill Dermody; Principal City Planner, Lucas Allen; PED Intern from Planning and Economic Development. Tia Anderson; Planner and YaYa Diatta; Zoning Administrator from the Department of Safety and Inspections. Dan Staler from the City Attorney's Office and Noel Nix from the Mayor's Office were also in attendance.

I. Approval of the minutes for the April 12, 2024 Planning Commission meeting.

MOTION: Commissioner Hackney moved to approve the updated minutes from the April 12, 2024 Planning Commission meeting. The motion was seconded by Commissioner Taghioff. The motion was on a voice vote.

II. Chair's Announcements

Chair Grill announced that she will be traveling out of the country for the next few weeks. Commissioners Risberg and Presley will be stepping in to help with the chair's responsibilities. She reminded the commissioners that the May 24, 2024 Planning Commission has been canceled. She welcomed back Commissioner Ochoa on his return after welcoming his daughter.

III. Planning Director Announcements

Interim Director Robinson did have any announcements today.

IV. Public Hearing: River Balcony Master Plan Proposed Addendum: Basis of Design Report (*Kady Dadlez, 651/266-6619*)

Chair Grill read the chair's script and opened the public hearing. There was not a staff presentation. There was one citizen who testified.

Linda Schloff who resides at 180 Kellogg Boulevard East testified to the Planning Commission. Ms. Schaff asked the commission if they took into consideration the homeless shelter that is below the site of the River Balcony? The homeless congregate on Second Street and leave trash strewn about and she believes this would detract from the beauty of the proposed park.

Chair Grill stated that today's hearing is to focus on the staff report and the resolution that is before the commission.

MOTION: Commissioner Martinson made a motion to hold the record for written testimony until Monday, May 13, 2024 and refer the River Balcony Master Plan Proposed Addendum: Basis of Design Report to the Comprehensive & Neighborhood Planning Committee. The motion was seconded by Commissioner Ortega. The motion passed unanimously on a voice vote.

V. Zoning Committee

Commissioner Taghioff gave the report for the committee. The committee last met on Thursday, May 2, 2024 and there were three items on the agenda.

#24-024-514 693 Raymond CUP – Conditional use permit for a farmers' market. 693 Raymond Avenue, between Wabash Avenue and Myrtle Avenue. T4, District Council 12, Ward 4. (*Christina Hong, 651/266-6572*)

MOTION: To approve the Zoning Committee recommendation for approval of the conditional use permit for a farmer's market at 693 Raymond Avenue. There was no discussion on the motion. The motion passed unanimously on a voice vote.

#24-029-019 UST Multipurpose Arena Appeal – Appeal by Donn Waage and Virginia Hossum of a zoning administrator decision to approve a site plan for a new multipurpose arena on the University of Saint Thomas campus. 2260 Summit Avenue. H2, District Council 14, Ward 4. (*Tia Anderson, 651/266-9086*)

Tia Anderson a planner with the Department of Safety and Inspections spoke to the commission to highlight the role of the Zoning Administrator and DSI as well as the site plan for the arena project at the University of Saint Thomas. Ms. Anderson explained that there are a number of items that are in and out of scope on the mandatory environmental review worksheet. The city had determined that no further evaluation was required. She explained that a complaint regarding the University of Saint Thomas's conditional use permit has been filed with the Department of Safety and Inspections (DSI). The City Attorneys office has determined through the site plan that the complaint is regarding issues with the conditional use permit and not germane to the arena project. The complaint raises questions about other UST buildings. Commissioner Risberg asked Ms. Anderson to clarify the court of appeals process. City

Attorney Dan Staler explained that there were arguments in front of the court of appeals three weeks ago and the court has ninety days to respond. There was a discussion among the commissioners and staff regarding the environmental worksheet process.

MOTION: To approve the Zoning Committee’s recommendation to approve the site plan and deny the appeal from Donn Waage and Virginia Hossum. The motion passed unanimously on a voice vote with two abstentions. Commissioners Ortega and Risberg did not vote on the motion.

Tia Anderson a planner with the Department of Safety and Inspections spoke to the commission to highlight the role of the Zoning Administrator and DSI as well as the site plan for the arena project at the University of Saint Thomas. There was discussion among the commissioners as well as with Dan Staler from the City Attorneys Office.

#24-029-110 UST Multipurpose Arena Appeal – Appeal by Daniel L. M. Kennedy on behalf of Advocates for Responsible Development of a zoning administrator decision to approve a site plan for a new multipurpose arena on the University of Saint Thomas campus. 2260 Summit Avenue, H2, District Council 14, Ward 4. (*Tia Anderson, 651/266-9086*)

MOTION: To approve the Zoning Committee’s recommendation to approve the site plan and deny the appeal from Daniel L. Kennedy on behalf of Advocates for Responsible Development. The motion passed unanimously on a voice vote with two abstentions. Commissioners Ortega and Risberg did not vote on the motion.

VI. Comprehensive & Neighborhood Planning Committee

Spencer Miller-Johnson; Senior City Planner gave a staff presentation on the East Grand Avenue Overlay District Zoning Study. Spencer reported to the commission that eight people testified in person at the April 12, 2024 public hearing and he received twenty-four written comments.

MOTION: Commissioner Holst moved to refer the East Grand Avenue Overlay District Zoning Study to the City Council for consideration and adoption. The motion was seconded by Commissioner. The motion on a voice vote.

VII. Transportation Committee

Commissioner Risberg gave the report for the committee. The committee will meet on Monday, May 13, 2024. There are two agenda items; they will be discussing the Pleasant Avenue reconstruction and the Purple Line, bus rapid transit (BRT).

VIII. Communications-Nominations Committee

None.

IX. Task Force/Liaison Reports

None.

X. Old Business

None.

XI. New Business

Noel Nix gave a presentation on the Mayor's 2025 proposed budget. He asked the commissioners to scan a QR code to participate in an exercise of creating a balanced budget for the city.

XII. Adjournment

Recorded and prepared by:
Karoline Finlay, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully Submitted,

Approved _____
(Date)

Yasmine Robinson
Interim Planning Director

Mauricio Ochoa
Planning Commission Chair