

MINUTES OF THE ZONING COMMITTEE
Thursday, April 9, 2020 - 3:30 p.m.

PRESENT: Baker, DeJoy, Edgerton, Grill, Hood, Lindeke, Ochs, and Rangel Morales
STAFF: Anton Jerve, Josh Williams, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton. He stated that the chair of the Planning Commission had determined that due to the COVID-19 pandemic it is neither practical nor prudent for the Zoning Committee to meet in person, and therefore the meeting was being conducted remotely, with all members of the Zoning Committee attending the meeting remotely and the public able to submit comments by noon on the day of the meeting and monitor the meeting remotely.

Bandana Blvd Housing Ramp - 20-018-721 - Rezone from B3 general business to T3 traditional neighborhood, 1015 Bandana Blvd W, NW corner at Energy Park Dr. and Bandana Blvd.

Bandana Blvd. Housing Ramp - 20-018-744 - Variance of maximum front yard setback in T3 district, 1015 Bandana Blvd W, NW corner at Energy Park Dr. and Bandana Blvd.

Josh Williams presented the staff report with a recommendation of approval for the rezoning and a recommendation of approval with conditions for the variance. He said District 10 submitted a letter recommending approval, and there were no letters in support or opposition.

In response to Commissioner Ochs, Mr. Williams explained that the variance. He said that the question of whether or not a variance was required was raised during this process because it is difficult to measure the front yard setback when there isn't a public street. He said the project itself is consistent with the intent of the standards for setbacks and the findings are easily made and the staff recommendation is that the project should be approved as is.

Jim LaValle, 2416 Edgecumbe Road, Saint Paul, said they signed a purchase agreement for the parking ramp last year. The first task was to explore the structural integrity and the geotechnical aspects of the project to densify it and their conclusion is that the structural components of the ramp will be able to withstand the load of this proposed building. It's a situation where they have the ability to recycle and reuse the ramp for parking for existing hotel and the new use. It is an economical way to be able to deliver housing without subsidy that will still be relatively affordable. They are hopeful to cater the majority of the units to the 50% to 60% AMI target.

The public hearing was closed.

Commissioner Christopher Ochs moved approval of the rezoning. Commissioner Kristine Grill seconded the motion.

The motion passed by a vote of 8-0-0.

Adopted Yeas - 8 Nays - 0 Abstained - 0

Commissioner Christopher Ochs moved approval with conditions of the variance. Commissioner Anne DeJoy seconded the motion.

The motion passed by a vote of 8-0-0.

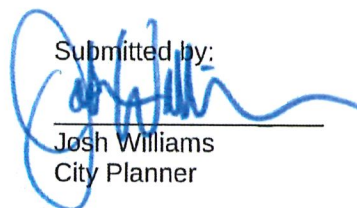
Adopted Yeas - 8 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:



Josh Williams
City Planner

Approved by:



Dan Edgerton
Chair