

**MINUTES OF THE ZONING COMMITTEE,  
Thursday, June 15, 2023 - 3:30 p.m.  
City Council Chambers, 3rd Floor  
City Hall and Court House  
15 West Kellogg Boulevard**

PRESENT: Grill, Hood, Ochoa, Rangel Morales, Reilly, and Syed  
EXCUSED: Hackney and Taghioff  
STAFF: Anton Jerve, Samantha Langer, and Peter Warner

The meeting was chaired by Commissioner Reilly.

**898 Raymond Rezoning - 23-043-758 - Rezone from RM2 multiple-family residential to T2 traditional neighborhood. 898 Raymond Ave, SE corner at Long Avenue.**

Anton Jerve presented the staff report with a recommendation of approval for the rezoning. He said District 12 made no recommendation, and there were 0 letters in support, and 2 letters in opposition.

In response to Commissioner Hood, Mr. Jerve said the most recent use at the property was a beauty salon and he is not sure of the duration of that business. He said that T2 zoning would include a quite a few commercial uses including everything from a tattoo parlor to general retail. The 600 square feet and limited parking is going to limit what could go into the space.

In response to Chair Reilly, Mr. Jerve said the zoning code does not have a definition of “neighborhood serving commercial.” Mr. Jerve said he does not know if someone could use the property as a VRBO rental unit. The regulations for that are very specific and he would need to research if that would be allowable in this situation.

Andrew McNattin, 1384 Raymond Avenue, Saint Paul, said he recently purchased 898 Raymond and it was a beauty salon for about 20 years. She vacated during the sale process and wasn’t interested in sticking it out through a new owner. It has been challenging trying to fill the space because he is currently limited to another salon or an esthetician. He has had interest from various businesses, but he is limited with the current zoning. He lives on Raymond himself and he is not looking to put anything in there that would adversely affect the area. He has other properties in Saint Paul and he is a good landlord. His intention with this building is only to improve the neighborhood by adding a business that would add to the neighborhood. He needs help in doing that because he is really limited and cannot commit to anybody. There is a lot going on in that neighborhood and he is excited to be able to be a part of it, but he feels like his hands are tied with the current zoning and he doesn’t want to be non-compliant.

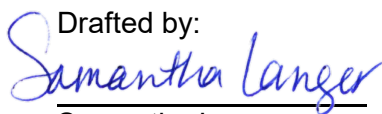
In response to Commission Hood, he said the ideal use for this space would be something like a real estate office, esthetician or even an ice cream shop.

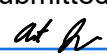
No one spoke in support or opposition. The public hearing was closed.

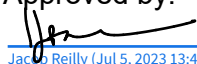
Commissioner Grill moved approval of the rezoning. Commissioner Hood seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted                      Yeas - 6                      Nays - 0                      Abstained - 0

Drafted by:  
  
Samantha Langer  
Recording Secretary

Submitted by:  
  
Anton Jerve (Jun 29, 2023 15:57 CDT)  
Anton Jerve  
City Planner

Approved by:  
  
Jacob Reilly (Jul 5, 2023 13:47 CDT)  
Jake Reilly  
Chair




# 898 Raymond Rezoning minutes-ajj

Final Audit Report

2023-07-05

Created:	2023-06-29
By:	Samantha Langer (samantha.langer@ci.stpaul.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1lmz5-P1izZsUbLCVyYHb6G1BiNVOJ5q

## "898 Raymond Rezoning minutes-ajj" History

-  Document created by Samantha Langer (samantha.langer@ci.stpaul.mn.us)  
2023-06-29 - 8:56:07 PM GMT- IP address: 156.99.75.2
-  Document emailed to Anton Jerve (anton.jerve@ci.stpaul.mn.us) for signature  
2023-06-29 - 8:56:28 PM GMT
-  Email viewed by Anton Jerve (anton.jerve@ci.stpaul.mn.us)  
2023-06-29 - 8:57:01 PM GMT- IP address: 104.47.65.254
-  Document e-signed by Anton Jerve (anton.jerve@ci.stpaul.mn.us)  
Signature Date: 2023-06-29 - 8:57:15 PM GMT - Time Source: server- IP address: 47.41.68.45
-  Document emailed to jake.reilly76@gmail.com for signature  
2023-06-29 - 8:57:16 PM GMT
-  Email viewed by jake.reilly76@gmail.com  
2023-07-05 - 6:46:54 PM GMT- IP address: 206.53.192.66
-  Signer jake.reilly76@gmail.com entered name at signing as Jacob Reilly  
2023-07-05 - 6:47:12 PM GMT- IP address: 206.53.192.66
-  Document e-signed by Jacob Reilly (jake.reilly76@gmail.com)  
Signature Date: 2023-07-05 - 6:47:14 PM GMT - Time Source: server- IP address: 206.53.192.66
-  Agreement completed.  
2023-07-05 - 6:47:14 PM GMT