



**SAINT PAUL**  
PLANNING & ECONOMIC  
DEVELOPMENT

City Hall Annex, 25 West 4th Street, Suite 1300  
Saint Paul, MN 55102  
Tel: 651-266-6565

April 4, 2025

959 Payne LLC  
Attn: Matt Kenevan, Rob Clapp  
1545 7th St  
St Paul MN 55102-4243

RE: Zoning File # 25-010-953, 959 Payne Rezoning

Dear Mr. Kenevan,

On February 11, 2025, you applied to rezone property at 959 Payne Ave. After a public hearing by the Saint Paul Planning Commission's Zoning Committee on March 27, 2025, the Commission voted to recommend approval of your request on April 4, 2025.

The Planning Commission's recommendation is being forwarded to the City Council for their action. Minnesota Statutes 15.99 requires that all city action on zoning applications be completed within 60 days of the date the application is made, but allows the City to extend this period for an additional 60 days (total of 120 days). In order to accommodate the City Council public hearing on your rezoning, which is also required by state law, the City of Saint Paul is hereby extending the deadline for action from April 6, 2025, (original 60 day deadline) to June 6, 2025 (additional 60 day deadline). The City Council public hearing on this rezoning has not been scheduled as of this date.

Please contact me at 651-266-6646 or [Stefan.Hankerson@ci.stpaul.mn.us](mailto:Stefan.Hankerson@ci.stpaul.mn.us) if you have questions.

Sincerely,

*Stefan Hankerson*

Stefan Hankerson  
City Planner

cc: File # 25-010-953  
Zoning Administrator  
District 5 Community Council