

## **Saint Paul Planning Commission**

City Hall Conference Center Room 40

15 Kellogg Boulevard West

### **Action Minutes**

December 2, 2011

8:30 - 11:00 a.m.

#### **I. Approval of minutes of November 18, 2011.**

Chair Commers announced that the minutes are not available at this time. However they will be ready for approval at the December 16, 2011 meeting.

#### **II. Chairs Announcements**

#### **III. Planning Directors Announcements**

#### **IV. Zoning Committee**

**STAFF SITE PLAN REVIEW** – List of current applications. (*Tom Beach, 651/266-9086*)

One item came before the staff Site Plan Review Committee on Tuesday, November 29, 2011:

- Emily Program, enlarge parking lots at 180 Grotto Avenue South.

Two items to come before the staff Site Plan Review Committee on Tuesday, December 13, 2011:

- Pizza Luce, demo existing building and build new remote parking lot with 11 spaces at 1170 Selby Avenue.
- Apex Auto Salvage, storage buildings and outside storage areas at 198 Minnehaha Avenue East.

#### **OLD BUSINESS**

#11-285-730 Wulff Family Mortuary – Variance of front yard setbacks for parking lot at 1755 Nevada and 1756 Nebraska. 1486 White Bear Avenue North between White Bear Avenue and Flandrau Street. (*Penelope Simison, 651/266-6554*)

**MOTION:** *Commissioner Kramer moved the Zoning Committee's recommendation to approve the variance subject to additional conditions. The motion carried unanimously on a voice vote.*

## **NEW BUSINESS**

#11-296-310 MGM – Rezoning from R4 One-Family Residential to B2 Community Business. 1105-1125 California Avenue West between Lexington and Dunlap. (Penelope Simison, 651/266-6554)

***MOTION:*** *Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning subject to additional conditions. The motion carried 15 with 2 abstentions (Perrus, Oliver) on a voice vote.*

#11-296-317 Walgreens – Conditional Use Permit for drive-thru sales and service with modification of distance from residential property. 1102-1124 Larpenteur Avenue West, SW corner at Lexington. (Penelope Simison, 651/266-6554)

***MOTION:*** *Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 15 with 2 abstentions (Perrus, Oliver) on a voice vote.*

#11-297-833 St. Paul Port Authority (Beacon Bluff North) – Rezoning from VP Vehicular Parking to I1 Industrial; from RM2 Medium Density Residential to R4 Single-Family Residential; and from I1 Industrial to R4 Single-Family Residential. 878 Forest Street North of Wells Street between Forest and Duchess. (Patricia James, 651/266-6639)

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

#11-298-461 Kingdom Pathways – Re-establishment of nonconforming use as community residential facility licensed by the Department of Human Services. 1038 Aurora and 426 Oxford Street North, east side of Oxford between Aurora and Fuller. (Luis Pereira, 651/266-6591)

*Commissioner Kramer announced that this case has been laid over to the December 8, 2011 Zoning Committee meeting.*

## **V. Comprehensive Planning Committee**

Greater Lowertown Master Plan Summary – Recommendation to release for public review and set public hearing for January 13, 2012. (Lucy Thompson, 651/266-6578)

*Commissioner Thao announced that this item has been delayed to the December 16, 2011 Planning Commission meeting.*

## **VI. Neighborhood Planning Committee**

## **VII. Transportation Committee**

## **VIII. Communications Committee**

**IX. Task Force Reports**

**X. Old Business**

**XI. New Business**

**XII. Adjournment**

Information on agenda items being considered by the Planning Commission and its committees can be found at [www.stpaul.gov/ped](http://www.stpaul.gov/ped), click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.