

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

November 15, 2013

8:30 - 11:00 a.m.

I. Approval of minutes of November 1, 2013.

Chair Wencil announced that the minutes are not available at this time. However they will be ready for approval at the next Planning Commission meeting.

II. Chairs Announcements

II. Planning Directors Announcements

IV. Zoning Committee

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

One item to come before the Site Plan Review Committee on Tuesday, November 26, 2013:

- Regional ball park, Plans for the new Lowertown ball park are still being developed. The designers are looking for comments from the City on the current plans before preparing more detailed plans that will be submitted later for a formal site plan review at 351 East 5th Street.

OLD BUSINESS

#13-240-134 Brett Ripley – Reestablishment of nonconforming use as a 4 plex. 1685 Taylor Avenue West between Aldine and Charlotte. (*Jamie Radel, 651/266-6614*)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to deny the re-establishment of legal nonconforming use. The motion carried 13-1 (Connolly) on a voice vote.*

NEW BUSINESS

#13-243-575 Gracewood Assisted Living/Franciscan Sisters Site – Rezone from R3 One Family Residential to RM2 Multi-Family Residential. 1388 Prior Avenue S., NE corner at Norfolk. (Merritt Clapp-Smith, 651/266-6547)

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

#13-243-645 Gracewood Assisted Living/Franciscan Sisters Site – Conditional use permit for assisted living facility with memory care. 1388 Prior Avenue S., NE corner at Norfolk. (Merritt Clapp-Smith, 651/266-6547)

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

#13-234-671 Associated Bank – Site plan review for a new bank building with drive-thru window. 202 Snelling Avenue North, NE corner at Dayton. (Tom Beach, 651/266-9086 and Josh Williams, 651/266-6659)

Commissioner Perrus moved to approve the site plan review. The motion carried 11-2 (Nelson, Ward) with 1 abstention (Edgerton).

V. Comprehensive Planning Committee

T1-T2 Transit Street Zoning Amendment – Approve resolution initiating study, release draft for public review, and schedule a public hearing for January 10, 2014. (Hilary Holmes, 651/266-6612)

MOTION: *Commissioner Merrigan moved on behalf of the Comprehensive Planning Committee to release the draft for public review and set a public hearing on January 10, 2014. The motion carried unanimously on a voice vote.*

VI. Strategic Stormwater Solutions for Transit-Oriented Development – Informational presentation by Wes Saunders-Pearce, City of Saint Paul Water Resources Coordinator.

VII. Neighborhood Planning Committee

VIII. Transportation Committee

IX. Communications Committee

X. Task Force/Liaison Reports

XI. Old Business

XII. New Business

XIII. Adjournment

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

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