



**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes Friday, August 22, 2025

A meeting of the Planning Commission of the City of Saint Paul was held Friday, August 22, 2025, at 8:30 a.m. in the Conference Center of City Hall, Room 40.

Commissioners Memms: Grill, Starling, Thomas
Present: Messrs: Hackney, Houmas, Martinson, Reilly, Risberg, Syed,

Commissioners Memms: Presley
Absent: Messrs: Holst, Hood, Johnson Becker, Ochoa, Taghioff

Also Present: Yasmine Robinson, Planning Director; Karoline Finlay, Planning Secretary, Bill Dermody; Current Planning Manager, Valerie Quarles; Senior City Planner, Stefan Hankerson; City Planner, Chris Hong; City Planner, Nellie Jerome; City Planner, Lucas Allen; PED Intern, YaYa Diatta; DSI Zoning Administrator

I. Approval of the minutes for the July 25, 2025 Planning Commission meeting.

Commissioner Houmas moved to approve the July 25, 2025 Planning Commission meeting minutes. The motion was seconded by Commissioner Hackney. The motion passed on a voice vote.

II. Chair's Announcements

The Chair provided updates on her fall schedule and will follow up with Director Robinson on coverage for future meetings.

III. Planning Director Announcements

Director Robinson gave an update related to the ongoing City-wide digital security incident.

IV. Zoning Committee

25-053-864 Cups and Cheers CUP - Conditional use permit for a bar with more than 5,000 sq. ft. in floor area. 1624-1626 White Bear Ave N, NE corner of White Bear Avenue and Idaho Avenue E. B2, District Council 2, Ward 6 (Christina Hong 651-266-6572)

MOTION: Move the committee recommendation (approved unanimously in committee) for approval of the conditional use permit. The motion passed unanimously on a voice vote.

25-054-206 Nova Classical Academy Addition Amendment to Victoria Park Master Plan with variances 1) in floor area ratio, 2) reducing the Minimum opening percentage for doors and windows, 3) dimensional and Yard standards for a. front yard setback, b. parking lot frontage, c. bus parking area, and d. parking area interior landscaping. North side of Mercer Avenue between Kay Avenue and Madison Street (triangular lot north of 1455 Victoria Way) T3M, District Council 9, Ward 3 (Stefan Hankerson 651-266-6646)

Chair Grill noted that there will be a Zoning Committee meeting on August 28.

MOTION: Move the committee recommendation (approved unanimously in committee) for approval of the master plan amendment and variances to allow for an expansion of Nova Classical Academy. The motion on pass on aa voice vote with two abstentions (Houmas and Reilly).

V. Comprehensive & Neighborhood Planning Committee

Commissioner Martinson gave the report for the committee. The committee recommended approval of the Hamline-Midway Neighborhood Plan. The committee had a staff presentation on the Congregate Living Zoning Study.

Hamline Midway Neighborhood Plan – provide recommendation to City Council. (*Valerie Quarles, 651-266-6637*).

MOTION: Commissioner Houmas made a motion to send the Hamline-Midway 2030 Neighborhood Plan to the City Council. The motion was seconded by Commissioner Martinson. The motion passed unanimously on a voice vote.

VI. Transportation Committee

Commissioner Risberg gave the committee report. The committee received a presentation from MNDOT on the Robert Street reconstruction; a large, long-term project. The project spans from Kellogg Boulevard to Annapolis Street. It will allow for transit expansion, replaces sewer lines, adds separated bike lanes and other safety features. The next scheduled Transportation Committee is scheduled for Monday, September 15, 2025.

VII. Communications & Nominations Committee

None.

VIII. Task Force/Liaison Reports

None.

IX. Old Business

None.

X. New Business

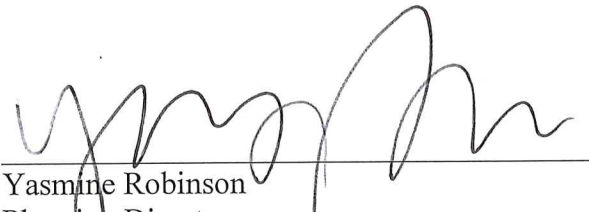
XI. Adjournment

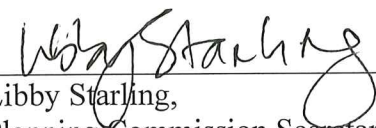
9:03 a.m.

Recorded and prepared by:
Karoline Finlay, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully Submitted,

Approved  September 5, 2025
(Date)


Yasmine Robinson
Planning Director


Libby Starling,
Planning Commission Secretary