

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

July 10, 2015

8:30 - 11:00 a.m.

I. Approval of minutes of June 5, 2015.

MOTION: *Commissioner Reveal moved approval of the minutes of June 5, 2015. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Directors Announcements

IV. Zoning Committee

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

Two items to come before the Site Plan Review Committee on Tuesday, July 14, 2015:

- Johnson Associates – 5-car parking lot for existing commercial building at 1521 Selby Avenue.
- Regional Labor Headquarters – New 16,000 square-foot, two-story office building and parking lot at 384 Smith Avenue North.

One item to come before the Site Plan Review Committee on Tuesday, July 21, 2015:

- Rivoli Bluff Housing – Five new single family houses and site preparation at 681 Rivoli Street.

OLD BUSINESS

#15-036-555 People Incorporated – Rezone from R4 One Family Residential to RT2 Townhouse Residential. 1784 Lacrosse Avenue, SE corner at White Bear Avenue. (*Bill Dermody, 651/266-6617*)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried 9-8 (Ochs, Wang, Ward, Oliver, Wickiser, Underwood, DeJoy, and Wencl) on a roll call vote.*

#15-036-227 People Incorporated – Conditional use permit for a licensed human service community residential facility for 16 residents with a variance of off-street parking requirements. (Bill Dermody, 651/266-6617)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 16-1 (Wencl) on a voice vote.*

NEW BUSINESS

#15-124-232 St. Luke Lutheran Church – Conditional use permit for farmers market with up to fifteen (15) vendors. 1807 Field Avenue, NE corner at Edgcumbe. (Michelle Beaulieu, 651/266-6620)

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.*

#15-127-857 K2 Cars – Conditional use permit, with modification of lot area requirement, for outdoor auto sales. 370 Maryland Avenue West, SE corner at Western Avenue. (Jamie Radel, 651/266-6614)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 10-6 (Ochs, Wang, Merrigan, Oliver, Underwood, and Reveal) on a roll call vote.*

#10-602-216 Manuela Dolores Corona – Set a public hearing to consider modification or revocation of a conditional use permit for an auto specialty store due to noncompliance with conditions of the permit. (Tony Johnson, DSI Zoning/Licensing Inspector, 651/266-9067)

Commissioner Nelson announced that this case will come back to the Zoning Committee in 60 days regarding compliance.

V. Neighborhood Planning Committee

Commercial Development District at the Schmidt Brewery Site – Approve resolution regarding Comprehensive Plan conformance. (Michelle Beaulieu, 651/266-6620)

MOTION: *Commissioner Edgerton moved the Neighborhood Planning Committee's recommendation to approve the resolution. The motion carried unanimously on a voice vote.*

Snelling Avenue South Zoning Study – Approve resolution initiating a study. (Michelle Beaulieu, 651/266-6620)

MOTION: *Commissioner Edgerton moved the Neighborhood Planning Committee's recommendation to approve the resolution initiating a zoning study. The motion carried unanimously on a voice vote.*

Campus Boundaries Zoning Study – Release draft for public review and set a public hearing for August 7, 2015. (Josh Williams, 651/266-6659)

MOTION: *Commissioner Edgerton moved on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on August 7, 2015. The motion carried unanimously on a voice vote.*

- VI. Comprehensive Planning Committee**
- VII. Transportation Committee**
- VIII. Communications Committee**
- IX. Task Force/Liaison 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, click on Planning.

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