



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

**Minutes December 8, 2023**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 8, 2023, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes.: Grill, Presley and Thomas  
Messrs.: Hackney, Holst, Hood, Johnson Becker, Khadar, Ochoa, Ortega, Rangel Morales, Reilly and Risberg

**Commissioners Absent:** Mmes: Starling  
Messrs: Houmas, Martinson, Moore, Syed and Taghioff

**Also Present:** Luis Pereira, Karoline Finlay, Yasmine Robinson, Chris Hong, Bill Dermody, Tony Johnson and Victor White from Planning and Economic Development, Jane McClure

**I. Approval of the minutes for the November 17, 2023 Planning Commission Meeting**

The minutes for the November 17, 2023 Planning Commission meeting were reviewed and approved.

**MOTION: A motion was made by Commissioner Holst to approved the minutes. Commissioner Hackney seconded the motion. The motion passed unanimously on a voice vote.**

**II. Chair's Announcements**

Planning Chair Rangel Morales announced that Commissioner Starling will be taking his place on the Zoning Committee when he steps down at the end of the year. The Planning Commission also still needs a new secretary.

**III. Planning Director's Announcements**

Director Pereira announced that he has spoken to the organizers of the National APA conference in 2024. They have accepted almost all of the mobile workshops that have been proposed by PED planning staff. PED will be working to finalize the tours in the spring. PED planning staff is working on tours to highlight downtown, the Midway area, the Grand Round and Highland Bridge to showcase nationally.

#### IV. Zoning Committee

#23-100-272 440 Thomas Reestablishment of Nonconforming Use – Reestablishment of nonconforming use as a music recording studio. 440 Thomas Avenue, SW corner at Arundel Street. R4, District Council 7, Ward 1. (Christina Hong, 651/266-6572)

**MOTION:** *Commissioner Reilly moved the Zoning Committee’s recommendation to approve the reestablishment of nonconforming use. The motion was carried unanimously on a voice vote.*

#23-086-8/24 355 Randolph CUP & Variance for bicycle parking – Conditional use permit for a charter elementary school in an industrial zone with variance for bicycle parking (60 spaces required, 20 spaces proposed). 355 Randolph Avenue, NE of James Avenue and Randolph Avenue. I2, District Council 9, Ward 2. (Cristina Hong, 651/266-6572)

**MOTION:** *Commissioner Reilly moved the Zoning Committee’s recommendation to deny the variance and approve the conditional use permit. The motion passed with nine in favor and three against. Commissioners Hood, Ochoa and Ortega voted no.*

#23-100-276 0 St. Clair Rezoning – Rezone from B1 local business to T3 traditional neighborhood. 0 St. Clair Avenue, between Griggs Street and Ayd Mill Road. B1, District Council 14, Ward 3. (Christina Hong, 651/266-6572)

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

#23-100-269 0 St. Clair Nonconforming Use for a Billboard with Variance – Nonconforming use permit for relocation of nonconforming advertising sign (billboard) with variance to relocated advertising sign to the side of a new building at the same location. 1209 St. Clair Avenue, between Griggs Street and Ayd Mill Road. B1, District Council 14, Ward 3. (Christina Hong, 651/266-6572)

**MOTION:** *Commissioner Reilly moved the Zoning Committee’s recommendation to approve the nonconforming use and variance. The motion carried unanimously on a voice vote.*

~~#23-100-256 2516 Wabash Nonconforming Use & Variance~~ – ~~Nonconforming use permit (NCUP) to convert existing sign to dynamic display, with variance of standards for conversion to dynamic display listed in Sec. 64.302(b)(6) of the zoning code for total square footage of existing static billboards to be removed, established priority list for removal of billboards to be removed, as related to the date of 2516 Wabasha Avenue, SW terminus of Wabash Avenue and Hwy. 280. T4, District Council 12, Ward 4. (Josh Williams, 651/266-6659)~~ **Laid over by applicant – New date to be determined**

The Zoning Committee next meets next week on December 14, 2023. There is one item on the agenda. Planning Chair Rangel Morales thanked Commissioner Reilly for giving the report for the committee. With Commissioner Grill stepping into the role of Planning Commission Chair; Commissioner Taghioff will be assuming the Zoning Committee Chair position.

## V. Comprehensive & Neighborhood Planning Committee

EV Charging Zoning Study – Recommendation to Planning Commission, Resolution for City Council  
(Bill Dermody, 651/266-6617)

Bill Dermody spoke to the commissioners regarding the Electric Vehicle Charging Zoning Study and zoning text amendments and the proposed Planning Commission resolution that the commissioners are being asked to vote on. There was a brief discussion among the commissioners regarding the thresholds at which EV readiness applies (I.e. the required number of parking spaces - scaling, etc.).

**MOTION:** *Commissioner Holst moved the Comprehensive and Neighborhood Planning Committee's recommendation to approve the resolution, the motion was seconded by Commissioner Risberg. The motion carried unanimously on a voice vote.*

Creative Enterprise Zone Commercial Development District (Tony Johnson, 651/266-6620)

Tony Johnson gave a short powerpoint presentation on the Creative Enterprise Zone commercial development district (CDD). The Comprehensive and Neighborhood Planning Committee had recommended a slight expansion of the proposed CDD to properties to the west, along University Avenue.

**MOTION:** *Commissioner Holst moved the Comprehensive and Neighborhood Planning Committee's recommendation to approve the resolution, the motion was seconded by Commissioner Hackney. The motion carried unanimously on a voice vote.*

## VI. Transportation Committee

Commissioner Risberg gave the report for the committee. The committee will next meet on Monday, December 11 in City Council Chambers. They have one item on the agenda; the St. Paul Bike Plan. There will be a short presentation by Jimmy Shoemaker from Public Works. The committee will also have a recommendation for the full Planning Commission regarding releasing the plan for a public comment period and to set a public hearing date.

## VII. Communications-Nominations Committee

Director Pereira shared that they are planning to present a draft of the annual report at the December 22, 2023 Communications-Nominations Committee meeting.

## VIII. Task Force/Liaison Reports

The Planning Chair asked Director Pereira for any updates on the Anti-Displacement & Community Wealth-building Study and the Metro Transit Gold Line.

## IX. Old Business

None.

**X. New Business**

**None.**

**XI Adjournment**

**9:45 a.m.**

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

Respectfully Submitted,

Approved \_\_\_\_\_  
(Date)

  
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Luis Pereira  
Planning Director

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Jeffrey Risberg  
Planning Commission Secretary