

Summit Hill Association

District 16 Planning Council
860 Saint Clair Avenue
Saint Paul, Minnesota 55105
Telephone 651-222-1222
www.summithillassociation.org
info@summithillassociation.org

October 19, 2016

Jamie Radel, Senior Planner
Department of Planning & Economic Development
25 W. 4th Street #1300
Saint Paul, MN 55102

Dear Ms. Radel,

RE: 1055 Osceola (St. Paul Tennis Club) Conditional Use Permit Request

I am writing in regards to the Conditional Use Permit request from the St. Paul Tennis Club and their request to remove and reconstruct their swimming pool, remove and reconstruct the locker room building and the check-in building with a roof-top deck and remove and reconstruct retaining walls and fences in conjunction with the construction.

The item was heard in front of our Zoning and Land Use Committee on 10.18.2016 with several representatives for the applicant in attendance as well as some neighbors from the area. We have also received several correspondence both in favor of the project, and in opposition to the project as currently proposed. It was widely noted that the St Paul Tennis Club is a long standing member of the community, and that the continuation of operation of the club and maintenance and upgrading of their facility is appropriate. A point of concern came with the addition of the roof top deck, which was seen as a change in how the club has been experienced from those outside of the club's grounds.

After discussion with the applicants, neighbors as well as deliberation by the committee members the Summit Hill Association Zoning and Land Use Committee recommends approval of the conditional use permit with the recommended conditions put forth by staff in their review with the following changes.

- That there be a condition that the Saint Paul Tennis Club provide a policy that can be presented to and approved by 60% of the neighbors within 300 feet on policies the St. Paul Tennis Club will put in place to address the use of the rooftop deck.
- That the cities recommended condition in regards to fencing be changed to allow for fencing of 8' in height to be allowed and maintained around the proposed portion of the property.
- That the Saint Paul Tennis Club continue to engage in good faith efforts with adjoining properties to resolve issues with the fencing that is to be located along those shared property lines.

Please let me know if you have any further questions or need anything else from me. I can be reached at 651-222-1222 or info@summithillassociation.org.

Thank you for your assistance.

Sincerely,

Philip Wahlberg

Zoning and Land Use Chair, SHA

Enc. (1) Public Comment Records – 1055 Osceola Conditional Use Permit
CC: Council Member Rebecca Noecker, Applicant, ZLU Committee

From: [Eichten](#)
To: [Radel, Jamie \(CI-StPaul\)](#)
Subject: Comments Regarding St. Paul Tennis Club Conditional Use Permit
Date: Wednesday, October 19, 2016 1:32:31 PM

To: St. Paul Planning Commission Zoning Committee

We are homeowners living directly across Osceola Street from the St. Paul Tennis Club. Both of us have lived in our homes for 43 years. As Tennis Club supporters, we believe it has contributed to the health of our community.

For over 100 years, the Club has blended nicely into the immediate residential neighborhood. Often called "The Hidden Jewel", the Club has neither stood out visually, nor been excessively noisy. Club management has been willing to work with neighbors to remain unobtrusive, neighbors have supported the Club.

While the Club's new building plan has some positive features, a glaring exception is the roof-top deck. That proposed deck threatens to become a detriment to the historical character of the Club blending into the immediate residential neighborhood.

There is already going to be an increase in neighborhood noise due to the plans to elevate the pool to street level. The roof-top deck will add a considerable amount of noise from above as adults and children gather there to eat, drink, and talk (often loudly). Some Club members have already been planning their future parties on the deck. Members are able to bring alcohol into the Club and the use of alcohol is unregulated.

No longer a "Hidden Jewel", the roof-top deck will be visible from the street and surrounding properties. More importantly, people on the deck will be able to look right into houses and yards of neighbors to the north, south and west. An uncomfortable invasion of privacy.

The Club sits in an exclusively residential neighborhood, not in a business district or in a sports center. The roof-top deck is a new feature being added to the Club, it has not existed before and it is not integral to building a new pool, new clubhouse and office space or updating the tennis courts. Members can socialize/party in other social spaces that are designed around the pool and courts. For those not in the impact zone of the roof-top deck, it is a "fun factor", a nice "extra". For those of us living within that impact zone, the addition of a deck with the capacity to hold 49 people, presents an intimidating challenge.

There are several of us neighbors on the block across from the Club who are retired. We do not leave every day for work and have waited a long time to enjoy our homes and yards. We had looked forward to being outside in our peaceful, private surroundings. We have all accepted the basic noise level from the Club pool and tennis courts these past many years, we will accept the increase of noise associated with the new pool, but we resist being subjected to the needless, additional noise of a roof-top deck and peering eyes.

The SHA Zoning and Land Use Committee recommended, as a condition of the CUP, that the Club work with neighbors to develop reasonable plans for the use of the roof-top deck. Several of us neighbors had hoped that the recommendation would be to delete the deck from the building plans. But we are very willing to work with the Club as SHA has recommended. SHA even offered to mediate the process if necessary. If the Club does not want to work with neighbors as suggested by SHA, we then ask that the CUP be granted with the additional condition that the roof-top deck not be included in the plans.

Thank you very much,
Ellen Eichten
Cheryl Baldwin

Sent from my iPad