

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, May 14, 2015 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Edgerton, Nelson, Reveal, Wencil, and Wickiser  
ABSENT: \*Merrigan, \*Padilla, and \*Makarios (\*excused)  
STAFF: Bill Dermody, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

**Twin Cities Concrete Products - 15-030-369 - Rezoning from I1 Industrial & VP Vehicular parking to T1 Traditional Neighborhood, and from R4 One-Family to RT1 Two-Family, 1520 Minnehaha Ave E, between Hazelwood and Birmingham**

Bill Dermody presented the staff report with a recommendation of approval for the rezoning. He stated District 1 recommended approval and submitted a letter of support, and there were no letters in opposition.

Craig Kepler, Law firm of Lindquist and Vennum, 4200 IDS Center, Minneapolis, MN, counsel for the applicant, explained the current zoning would allow for a school use. The zoning they are applying for also allows for a school use, it just allows for a little more flexibility in the site plan. The zoning change sought isn't to change the nature of the allowed use it's merely to allow the applicant to build a better school.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Barbara Wencil moved approval of the rezoning. Commissioner Elizabeth Reveal seconded the motion.

Commissioner Edgerton stated his concerns about converting industrial land to another zoning classification. Saint Paul is already limited on industrial land. He referred to a presentation by the Saint Paul Port Authority, stating the importance of preserving industrial land because of jobs and tax revenue. He opposes converting the industrial land without a good reason. The current use is an industrial use, and the fact that a school is allowed within an industrial use strengthens his decision to have it remain as industrial land. Switching it to a nonindustrial use makes it difficult to change it back. If the land remains as industrial it will allow future industrial use and he would prefer to see that.

Upon questions from the Commissioners, Mr. Dermody said the use would be allowed in the I1 and R4 zoning classifications, and it is not allowed in VP. He stated that the property is in use right now for truck storage and washing for the Cemstone Company. It is no longer being used as a quarry.

Commissioner Wickiser stated there is a necessity to rezone to the proposed zoning classification in order to have a greater height for the gymnasium. There will be activity that will be tax generating that will be as substantial as what is going on right now at the site. This use will improve the site, and provide a better building that will better serve the kids.

Commissioner Reveal said she is sympathetic to Commissioner Edgerton’s statement regarding jobs, but she looks at the demand and noted there are no cases where they have turned down an industrial use because their wasn’t property available. If she knew there was a queue of industrial opportunities that the City was not able to satisfy she would view this differently. She asked if staff knew of any industrial interest in this site.

Mr. Dermody stated the property has been for sale for quite some time. Sometimes potential buyers meet with City staff, and over the past couple of years, none of the potential buyers that have met with City staff have been interested in an industrial use at this site.

Mr. Torstenson added it is not a classic industrial site with good transportation access to rail and arterial roads. It is a remnant of a use that goes back to before this area was developed. It was zoned industrial when there was a quarry at the site, but with that use gone there isn’t really a demand for industrial uses in this particular case. He also noted that the applicant is requesting to rezone to T1, which is not residential only – it will allow for offices and other job producing uses in the future.

Commissioner Edgerton explained he will vote no because he is not entirely convinced it should be rezoned. He thinks the arguments are reasonable, but he would like it to go to the Planning Commission without a unanimous vote to allow for more discussion.

The motion passed by a vote of 4-1-0.

Adopted                      Yeas - 4              Nays - 1 (Edgerton)      Abstained - 0

Drafted by:                      Submitted by:                      Approved by:

\_\_\_\_\_  
Samantha Langer  
Recording Secretary

\_\_\_\_\_  
Bill Dermody  
Zoning Section

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Gaius Nelson  
Chair