

From: Darlinda Coe <djcoe1020@live.com>

Sent: Monday, May 6, 2019 11:58 PM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

Cc: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>

Subject: 217 Mackubin Street RES PH 19-75

Attached please find correspondence and documents related to community engagement regarding RES PH 19-75, Mr. Mohammed Thabet's request for a historic use variance for the Dayton Avenue Presbyterian Church building at 217 Mackubin Street.

Thank you for your consideration.

Darlinda Coe



DAYTON AVENUE PRESBYTERIAN CHURCH

217 Mackubin Street, St. Paul, MN 55102 Tel. 651-227-7389

daytonavenuechurch@gmail.com

www.dapc.org

May 6, 2019

Councilmember Dai Thao

This letter will serve to address the issue of community engagement that you raised at the May 1, 2019, City Council meeting as it relates to RES PH 19-75, Mr. Mohammed Thabet's request for a historic use variance for the Dayton Avenue Presbyterian Church building at 217 Mackubin Street.

Initially, Mr. Thabet was advised by City Planning staff to request signatures on a petition from the 30 property owners within 100 feet of the building. Mr. Thabet requested our assistance in obtaining these signatures. We sent a letter to these property owners on October 30, 2018, enclosing a copy of Mr. Thabet's application and an invitation to an open house on November 8, 2018, to tour the church and speak with Mr. Thabet. Mr. Thabet attended, as did his architect and real estate agent. Members of the congregation were also on hand.

After that meeting, Mr. Thabet and I walked around the neighborhood multiple times, engaging the neighbors and answering questions. Mr. Thabet followed up on a number of concerns. Ultimately, Mr. Thabet and I obtained 15 signatures of support from the property owners. These were predominantly from owners who occupy their properties. We were less successful in engaging with absentee landlords. I have attached scanned copies of the signed petitions. Please note that property owners in the neighborhood, right next to the church and therefore most affected, do support this project.

I have also attached the log of unsuccessful contacts. In many cases, we were simply unable to directly engage with the property owner. In others, we documented dates and conversations.

We also met with the Neighborhood Development Committee of the Summit University Planning Council on January 15 to discuss Mr. Thabet's proposed uses of the building. They voted to support the uses and committed to asking the Executive Board to write a letter of support to the City. These were not closed meetings. In fact, a letter of support I had written to the Planning Council for Mr. Thabet's use of the building was excerpted by Jane McClure in *The Villager*.

We also met with City Planning on January 15 to discuss this matter, intending to request relief from obtaining signatures, but learned that because the church at 217 Mackubin has a historic designation, there was another path to approval. Mr. Thabet could request a variation for historic use and that is the request now before the Council.

This matter has been reviewed by the Historic Preservation Commission, the Zoning Committee, and the Planning Committee. All official bodies have supported Mr. Thabet's plans.

I realize change is difficult in a neighborhood. It has certainly been difficult for our congregation which ends a tradition of worship that began in 1874. As the congregation of Dayton Avenue Presbyterian Church, we do believe that Mr. Thabet's plans for restoration and revitalization will be a future benefit to the community and will be an asset in the neighborhood. We hope that you will, too.

Thank you for your consideration.

Sincerely

(s)Darlinda Coe
Clerk of Session, Dayton Avenue Presbyterian Church

Attachments

CC: Amy Brendmoen, Ward 5, Council President
Rebecca Noecker, Ward 2
Chris Tolbert, Ward 3
Mitra Jalali Nelson, Ward 4
Kassim Busuri, Ward 6
Jane L. Prince, Ward 7



ADDRESS	PROPERTY OWNER	DATE	ACTION TAKEN
496 Dayton	Josie Macey Daly 38467 Riverview Hills St Peter MN 56082-4303 651-646-0200	10-31	Packet mailed. Phone conv about parking, business model
		11-8	Open house. Bad weather prevented attending/wants another event
		11-9	Wants to discuss parking with buyer. Made request through Matt D
		11-18	Has not yet received call from buyer.
		11-26	2 nd mailing
		12-4	Has not yet recvd call from buyer
		12-10	Mr. Thabet spoke with Ms. Daly. An agreement was made to allow parking in the church lot during snow emergencies.
		12-15	Mr. Thabet provided a letter for Ms Daly which was copied and emailed by phone and learned she wanted some wording changes, planned to would speak to Mr. Thabet again.
			<i>NOTE: Mr. Thabet determined that providing this concession to an encumbrance upon his parking spaces and might require a visit to his business needs. The agreement is null.</i>
534 Marshall Ave	ZZI LLC 257 Lower Pine Lake St Star Prairie WI 54026-5744 CofO contact Randall S Mclevish 1859 Eagle Ridge Dr Mendota Heights MN 55118-4208 651-554-0270	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-15	2 nd packet mailed.
		12-3	Address is likely incorrect. Internet shows only Lower Pine Lake as C that address is Kimberby Jean Gearin 715-248-3318. Left VM.
			Phone # for C of O contact is not in service
		12-9	No tenant answered door knock
		12-15	No one answered door knock in morning
		12-15	No one answered door knock in afternoon
	12-19	No one answered door knock	
	1-2	3 rd packet mailed	
237 Mackubin St	James W Buhler 4544 47 Ave S	10-31	Packet mailed.
		11-8	Open house. Did not attend.

	Minneapolis MN 55406-3625	11-15	2 nd packet mailed.
	651-729-5298	11-30	Reach # cannot be completed as dialed. There's a Robert Buhler (68 secondary address of PO Box 5144 Sioux City IA 51102-5144
		12-9	Tenant John Dillon provided contact # 612-414-3426
		12-15	No response to phone call attempt
		1-2	3 rd packet mailed
235 Mackubin St	John and Sheila Moroney 830 Park Place Dr St Paul MN 55118- 2743	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-15	2 nd packet mailed.
	651-248-2392	12-9	Per John Dillon, tenant at 237 Mackubin, the Moroneys live in Mendocino CA. No contact address or phone number. NOTE: The building on this property was torn down after extensive damage. There is no building on the property at present.
		1-2	3 rd packet mailed
496 Marshall Ave	Timothy S Shafer Trustee 1298 Bryden Rd Columbus OH 43205-2041	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-15	2 nd packet mailed.
	CofO Aurora House Ann Costello Junge 496 Marshall Ave St Paul MN 55102- 1720 612-205-2568	11-30	House mgr is trying to get contact # for owner through property mgr
		12-9	House manager not in residence per tenant who answered door known to own property but does not reside there. Per John Dillon, tenant at 237 Mackubin, phone #for Timothy Shafer
		12-15	No response to phone contact
		1-2	3 rd packet mailed
		1-8	No response to phone contact
218 Mackubin St	Brian & Shaunna Ketchel 2896 Highland Blvd Mound MN 55364- 8533	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-15	2 nd packet mailed.
	651-222-2246	11-29	Former neighbor Amy Westgaard says they live at 218 Mackubin

		11-30	Packet mailed to Mackubin address
		12-9	No answer to door knock
		12-15	No one answered door knock in morning
		12-15	No one answered door knock in afternoon
		12-19	No one answered door knock
		1-2	3 rd packet mailed
221 Mackubin St Unit 3	Jessica A Shoemaker 218 North St Greenwood NE 68366-2502 402-789-4032	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-29	Phone # is not in service. Person is also shown assoc with another S
		11-30	Packet mailed to 360 Robert St Ste 500 St Paul MN 55101-1589
		12-9	Tenant answered door and promised to scan packet and email to lar current contact information.
		1-2	3 rd packet mailed
214 Mackubin	Marilyn L Gropper	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-11	No answer to door knock
		11-18	No answer to door knock
		11-25	No answer to door knock
		11-26	2 nd packet mailed.
		12-9	No answer to door knock
		12-15	No one answered door knock in morning
		12-15	No one answered door knock in afternoon
		12-19	Declined to sign petition
193 Mackubin	Greg & Susan Hotzler 651-227-3609	10-31	Packet mailed.
		11-2	Spoke with Greg about sale/said would look at packet.
		11-8	Open house. Send sister. Greg has left for Florida. Brother Kevin wi
		11-26	2 nd packet mailed.
		12-2	Spoke to brother. Still thinking about it.
		1-2	3 rd packet mailed

518 Dayton Ave	Jesse & Genevieve Arias 651-224-1952	10-31 11-8 11-11 11-15 1-2	Packet mailed. Open house. No show. No answer to door knock/Neighbor at 528 Dayton says Jesse Arias d now in nursing care/no contact info available. No one living at the h knock 2 nd mailing 3 rd mailing
512 Marshall Ave Unit 1	Jonathan Krog Olivia Berg 651-747-7524	10-31 11-8 11-11 11-18 11-25 11-26 12-9 12-15 12-19 1-2	Packet mailed. Open house. No show. No answer to door knock. Didn't plan to sign. Threw away mailing. Provided another. Wants request through Matt Ditzler No answer to door knock 2 nd packet mailed. No answer to door knock Spoke to owner. Owner committed to meeting to talk aftn/eve of 1. Individual answered door. Said to wait. Waited 30 minutes (in the c the door. 3 rd packet mailed
221 Mackubin St Unit 1	Lavonne Petruzzellis New owner-Wes	10-31 11-8 11-11 11-18 11-25 11-26 11-29 12-9 12-16 1-2	Packet mailed. Open house. No show. Met Wes at door. Gave him packet. No answer to door knock. No answer to door knock. 2 nd packet mailed Spoke on the street—has been out of town and forgot about request Still hasn't looked at packet. Wants to revisit in a week. No answer to door knock 3 rd packet mailed
221 Mackubin St Unit 4	Nancy Figueroa	10-31 11-8 11-11 11-18 11-25 11-26	Packet mailed. Open house. No show. Hasn't read packet yet. No answer to door knock. No answer to door knock. 2 nd packet mailed.

		12-9 12-15 12-15 12-19 1-2	No answer to door knock No one answered door knock in morning No one answered door knock in afternoon No one answered door knock 3 rd packet mailed
493 Dayton Ave Unit 2	Nick & Savannah Welch	10-31 11-3 11-5 11-8 11-11 11-18 11-25 11-26 12-9 12-15 12-15 12-19 1-2	Packet mailed. Did not receive packet. Committed to attend open house. Dropped off another packet. Open house. No show. Has read packet but wife hasn't. Wants to talk with her about it. No answer to door knock No answer to door knock 2 nd mailing. No answer to door knock No one answered door knock in morning No one answered door knock in afternoon No one answered door knock 3 rd mailing of packet
493 Dayton Ave Unit 3	Eric Sunseri	10-31 11-8 11-11 11-18 11-25 11-26 12-9 12-15 12-15 12-19 1-2	Packet mailed. Open house. No show No answer to door knock. No answer to door knock. No answer to door knock. 2 nd packet mailed. No answer to door knock No one answered door knock in morning No one answered door knock in afternoon No one answered door knock 3 rd mailing of packet

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A CONDITIONAL USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property, acknowledge that we have been presented with the following:

A copy of the application of Mohammad Thabot

to establish a Event hall, Adult day care, children Day Care

located at: 217 MacKubin St. St. Paul MN 55102

requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.L.N.	RECORD OWNER	SIGNATURE	DATE
512 MARSHALL AVE ST PAUL MN 55102-1721	KEVIN E. KRAVIK	<i>Kevin E. Kravik</i>	11-15-2018
PID: 01-28-23-22-0289			

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

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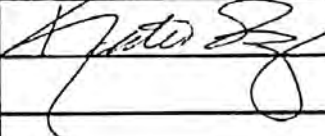
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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
220 MACKUBIN ST	KATHRYN A BERG		11/17/18
SUITE 220			
ST PAUL MN 55102-1745			

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rev 9/4/14

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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
221 MACKUBIN ST	JESSICA A HIGHLAND	<i>JHighland</i>	11-20-18
UNIT 2			
ST PAUL MN 55102-4567			
PID 01-28-23-22-0292			

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CITY OF SAINT PAUL

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ADDRESS OR P.L.N.	RECORD OWNER	SIGNATURE	DATE
514 Marshall	Charles Bergquist	[Signature]	11/15/18

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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
217 MACKUBIN ST	DAYDWAYE PRES CHURCH	Darinda Coe	11-26-18

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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
524 Dayton Ave	Chris Hawck	Chris Hawck	11/30/18

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ADDRESS OR P.L.N.	RECORD OWNER	SIGNATURE	DATE
493 DAYTON AVE	THOMAS R MASUDA	<i>Thomas R. Masuda</i>	11-10-2012
UNIT 1			
ST PAUL MN 55102-4526			
PID 01-28-23-21-0207			

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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
216 MACKUBIN ST ST PAUL MN 55102-1745	KATHLEEN A HANNING TRUSTEE	Kathleen A. Hanning Trustee	11-11-18

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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
528 MARSHALL AVE	DAVID D JONES	<i>[Signature]</i>	11/14/18
ST PAUL MN 55102-1721	KATHLEEN M PFAFFINGER	<i>[Signature]</i>	11/14/18
PID 01-28-23-22-0006			

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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
535 DAYTON AVE	ANASTASIOS PAPPAS	<i>Anastios Pappas</i>	11-5-18
ST PAUL MN 55102-1710	CAREY PAPPAS	<i>Carey Pappas</i>	11-5-18
PID 01-28-23-22-0306			

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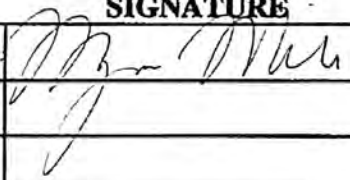
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ADDRESS OR P.L.N.	RECORD OWNER	SIGNATURE	DATE
221 Mackubin # 5	Morgan Miller		11/11/18

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rev 9/4/14

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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
520 MARSHALL AVE	THOMAS VENNE		11-8-12
ST PAUL MN 55102-1721	KRISTINA BELL		11-8-18
DID 01-28-23-22-0005			

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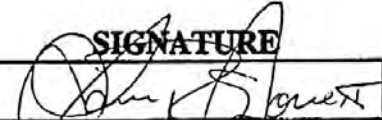

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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
528 DAYTON AVE	JAMES R STONE III		11/7/18
ST PAUL MN 55102-1710	SHARON K STONE		11-7-18
PID 01-28-23-22-0098			

I hope you will consider continuing to offer a place for the AA + NA groups that had been using the facility
JTB

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ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
530 Marshall	Colin Hamilton	<i>[Signature]</i>	11/11/18

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ADDRESS OR P.L.N.	RECORD OWNER	SIGNATURE	DATE
3505 531 Dayton Ave	KARI RYAN	Kc Dgh	11-11-18

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