

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

Minutes January 10, 2014

A meeting of the Planning Commission of the City of Saint Paul was held Friday, January 10, 2014, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Noecker, Perrus, Reveal, Shively, Thao, Wang, WencI; and Messrs. Edgerton, Lindeke, Makarios, Nelson, Ochs, Spaulding, Ward, and Wickiser.

Commissioners Absent: Mmes. *Merrigan, *Porter, and Messrs. *Connolly, *Gelgelu, *Oliver, *Schertler.

*Excused

Also Present: Donna Drummond, Planning Director; Allan Torstenson, Bill Dermody, Hilary Holmes, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes December 20, 2013.

MOTION: *Commissioner Reveal moved approval of the minutes of December 20, 2013. Commissioner Noecker seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair WencI had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that there will be two public open houses for the streetcar study on Wednesday, January 15, 2014 and Thursday, January 16, 2014. The first one is at the Randolph Fire Station on West 7th Street; the second one is at Dayton's Bluff Recreation Center on Conway. Both will run from 4:00-7:00 p.m. People will be invited to leave comments at the open houses. Also, Open Saint Paul has a question about streetcars on it and a number of people have commented there. All of these comments will be summarized and submitted to the Planning Commission as testimony for the January 24th hearing.

IV. PUBLIC HEARING: T1/T2 Transit Street Text Amendments – Item from the Comprehensive Planning Committee. (*Hilary Holmes, 651/266-6612*)

Chair WencI announced that the Saint Paul Planning Commission is holding a public hearing on the T1/T2 Transit Street Text Amendments. Notice of the public hearing was published in the Legal Ledger December 26, 2013, and was sent to the citywide Early Notification System list and

other interested parties.

Hilary Holmes, PED staff, gave a brief presentation on the proposed amendments. She also noted that one letter of public testimony had been received from Rich Kramer, President of ArCaPark, Inc.

Commissioner Nelson noted his concern regarding building heights. If a T2-zoned property isn't on a transit corridor and is backed up against residential uses, there isn't the provision for a height transition to lower density residential uses.

Ms. Holmes said that the majority of T1/T2 zoned property is located along corridors that have been identified as mixed-use corridors in the Comprehensive Plan where this amount of height and density is considered appropriate and any future T1/T2 rezoning would need to be deemed appropriate to the uses around it.

Donna Drummond, Planning Director, added that there is a provision in the T districts for a height transition down to low-density residential across a property line or alley. This provision was added during the Central Corridor Zoning Study because a lot of University Avenue has an alley with low density residential on the other side and there was a desire to make sure that there was a good transition for new development back to that lower density neighborhood.

Commissioner Edgerton said that they have had various rezonings over the last couple of years and lot of them have been to T-type zoning. He thinks if they make this change to allow an additional 10 feet in height with a conditional use permit that this is just another factor to consider in future rezoning decisions.

Chair Wencil read the rules of procedure for the public hearing.

No one spoke.

MOTION: Commissioner Reveal moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, January 13, 2014 and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.

V. Zoning Committee

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

Two items came before the staff Site Plan Review Committee on Tuesday, January 7, 2014:

- Gavilon Barge Loading Tower, build unloading leg with steel support tower to hold scale & electric room. Install tower to load barges, at 1061 Red Rock Road.
- Goodwill, new 23,000 square-foot, two story building with retail, processing, offices and donation drop-off at 1225 University (at Griggs). Preliminary review.

NO BUSINESS

Commissioner Nelson announced the items on the agenda for the next Zoning Committee meeting on Thursday, January 16, 2014.

VI. Comprehensive Planning Committee

Commissioner Thao announced that at their last meeting there were two items on the agenda, text amendments to Chapter 64 – signs and related changes, and the parkland dedication and park impact fee zoning study. Both will be forwarded to the Planning Commission with a recommendation to initiate these zoning studies.

VII. Neighborhood Planning Committee

Commissioner Oliver had no announcements.

VIII. Transportation Committee

Commissioner Spaulding announced the items on the agenda for the next Transportation Committee meeting on Monday, January 13, 2014.

IX. Communications Committee

Commissioner Thao announced that staff is preparing a draft of the 2013 Annual Report of the Planning Commission. The committee is going to convene after the Planning Commission meeting on January 24th to review the document. It will be presented to the Planning Commission in February.

X. Task Force/Liaison Reports

Chair Wencil announced that Commissioner Spaulding, Commissioner Shively and Commissioner Wickiser were appointed for the Nominating Committee to recommend a slate of officers for the annual meeting on January 24, 2014.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 8:56 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved January 24, 2014
(Date)



Daniel Ward II
Secretary of the Planning Commission

Planning files\planning commission\minutes\January 10, 2014