



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

**Minutes May 26, 2023**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 26, 2023, at 8:30 a.m. in the Conference Center of City Hall.

- Commissioners Present:** Mmes.: Grill, Starling and Thomas  
Messrs.: Rangel Morales, Hackney, Holst, Houmas, Khadar, Martinson, Ochoa, Reilly, Risberg and Syed
- Commissioners Absent:** Mmes.: Kantner, Mitchell and Presley  
Messrs.: Hood, Moore and Taghioff
- Also Present:** Luis Pereira; Planning Director, Karoline Finlay; Planning Secretary, Spencer Miller-Johnson; PED, Josh Williams; PED, Marilyn Rosendahl; PED, Jon Grebner; Mayor's Office. Jane McClure; Highland Villager.

**I. Approval of minutes for April 28 and May 12, 2023 Planning Commission Meeting**

Minutes for the April 28 and May 12, 2023 Planning Commission meetings were reviewed.

**MOTION:** *A motion was made and seconded to approve the minutes for the April 28 and May 12, 2023 Planning Commission meetings. The motion carried unanimously on a voice vote.*

**II. Chair's Announcements**

None.

**III. Planning Director's Announcements**

Director Pereira reported to the Planning Commission that the Planning Division is going to be hiring several positions: offers have been extended to two new city planners. These positions will be backfilling two open planner positions. The department is currently looking for a Research Analyst II and two Planning Supervisors. Director Pereira also reported to the commission that the City Council has approved the Summit Avenue Regional Bike Trail.

#### IV. Zoning Committee

**STAFF SITE PLAN REVIEW** – List of current Applications. (*Tia Anderson, 651/266-9086*)

##### **NEW BUSINESS**

#23-027402 629 Aldine NCU – Change – Change of nonconforming use to extend business operation hours of a nonconforming carry-out/delivery pizza restaurant in a residential zoning district. 629 Aldine St., SW corner at Lafond Ave., R4, District Council 11, Ward 4. (*Josh Williams, 651/266-6659*)

There was a general discussion regarding the character of the neighborhood and how the business fits into the neighborhood. The discussion centered around the use of commercial fans for venting the fryer of the business and the noise it creates. Commissioner Martinson also raised the issue of the “gig” economy as it pertains to Door Dash and other services picking up food for delivery and its effect on the neighborhood.

***MOTION:*** *Commissioner Syed moved the Zoning Committee’s recommendation to approve the staff recommendations to deny the application. The motion carried on a voice vote. With Commissioner Hackney abstaining from the vote and commissioners Holst, Houmas and Ochoa voting to approve the application.*

#23-036-077 1566 CUP – Conditional use permit for auto repair and outdoor auto sales. 1566 Rice St., B3, District Council 6, Ward 5. (*Josh Williams, 651/266-6659*)

Commissioner Ortega asked what the business is currently be used as. Commissioner Syed reported that it is currently an auto repair and sales business that is now under new ownership.

***MOTION:*** *Commissioner Syed moved the Zoning Committee’s recommendation to approve the conditional use permit. The motion carried unanimously on a voice vote.*

#### V. Comprehensive and Neighborhood Planning Committee

Ford Site/Highland Bridge Master Plan – Committee recommendation to the Planning Commission to recommend approval to the City Council

Senior City Planner Spencer Miller-Johnson gave a short presentation that gave an overview of the master plan amendments for the Ford Site/Highland Bridge Master Plan. There are six amendments in total. Spencer went over the Planning Commission’s role in the process. There was general discussion among the commissioners. The commissioners also received clarification from Spencer Miller-Johnson to their questions.

***MOTION #1:*** *Commissioner Holst moved to approve the staff recommendation for approval of the Ford Site Zoning and Public Realm Master Plan amendments to the City Council. The motion was*

*seconded by Commissioner Ochoa. The motion failed on a voice vote. Commissioner Starling voted in favor of approving all six amendments.*

After further discussion there was a second motion. This motion was to approve five of the six amendments.

***MOTION #2: Commissioner Grill moved to approve amendments #1,2,4,5 and 6. The motion was seconded by Commissioner Martinson. The motion was approved nine to four. Commissioners Holst, Houmas, Rangel Morales, and Reilly voted against the motion.***

Following this motion there was more discussion and third motion was made.

***MOTION #3: Commissioner Syed moved to approve amendment #3 of the master plan. The motion was seconded by Commissioner Starling. The motion failed on a voice vote 11-2 with commissioners Starling and Syed voting in favor.***

After more discussion and clarifications from staff there was a fourth motion.

***MOTION #4: Commissioner Reilly moved to deny amendment #3 of the master plan. The motion was seconded by Commissioner Holst. The motion passed 11-2 with commissioners Starling and Syed voting no.***

Parking Landscaping and Design Zoning Study – Committee recommendation to the Planning Commission to recommend approval to the City Council. Spencer Miller-Johnson gave a presentation for the Parking Landscaping and Design Zoning Study.

***MOTION: Commissioner Holst moved the committee’s recommendation to approve the Parking Landscaping and Design Zoning Study to the City Council. The motion was seconded by Commissioner Thomas. The motion passed unanimously.***

## **VI. Transportation Committee**

Commissioner Martinson gave the report for the Transportation Committee. The committee last met on Monday, May 15. Its next meeting is canceled as it lands on the Memorial Day holiday. The committee will meet next on June 12, 2023.

## **VII. Communications-Nominations Committee**

None.

## **VIII. Task Force/Liaison Reports**

None.

## **IX. Old Business**

None.

**X. New Business**

2024 City Budget Engagement Exercise – Presented by Noel Nix from the Mayor’s Office.

The budget exercise will take place on June 9, 2023.

**XI. Adjournment**

10:45 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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Jeff Risberg  
Planning Commission Secretary