

MINUTES OF THE ZONING COMMITTEE
Thursday, February 13, 2025 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

Zoning Committee meeting recordings are available on the Zoning Committee website.

PRESENT: Grill, Ochoa, Starling, Syed, and Taghioff
EXCUSED: Hood
STAFF: Chris Hong, Bill Dermody, Samantha Langer, and Kyle Citta

The meeting was chaired by Commissioner Taghioff.

10 River Park Plaza Rezoning - 24-078-480 - Rezone from T3M traditional neighborhood with master plan to ITM transitional industrial at 10 River Park Plaza, NE corner of Fillmore Avenue E and River Park Plaza.

Chris Hong presented the staff report with a recommendation of approval for the rezoning. There were no letters in support, and 1 letter in opposition from the Friends of the Mississippi River.

Tim Prinsen, Newmark, representative of the applicant provided information on the project. It is the potential sale of 2.9 acres to Pier Foundry and approximately 16.3 acres would remain T3M zoning. The plan is to build a one story fifty thousand square foot building adjacent to what is the pier foundry site next door. This would add 10 to 25 jobs and greatly reduce transportation between other facilities in Wisconsin. The uses in the proposed project would be shipping, warehouse, office and light manufacturing. Pier Foundry would be the owner and user of the property. He provided an overview of their discussions with the West Side Community Organization and a Community Benefits Agreement.

In response to Commissioners, Mr. Prinsen said the agreement would include things related to the development of the building, environmental concerns, continued access to the waterfront and potential internships.

Marcos Varela, 193 Baker Street, spoke in support. He distributed and read from a letter from the West Side Community Organization that also lists concerns about the process of conditionally approving the minor master plan.

Monica Bravo, Director of the West Side Community Organization, spoke in support. She completed reading the letter submitted by Marcos Varela. She confirmed they are working with the Foundry on a Community Benefits Agreement that is in alignment with the final hearing with the City Council and they are not requesting any additional time.

Colleen O'Connor Toberman, Land Use & Planning Director, Friends of the Mississippi, spoke in opposition to the rezoning.

Meg Duhr, 223 Colburne Street, Saint Paul, spoke in opposition to the rezoning.

The public hearing was closed.

Commissioner Grill moved approval of the rezoning. Commissioner Syed seconded the motion.

There was discussion from the Commissioners stating that it makes sense to have some transition between heavy industrial and residential. It is also reassuring to hear that the West Side Community Organization is satisfied with the timeline to get a Community Benefits Agreement in place.

The motion passed by a vote of 5-0-0.

Adopted Yeas - 5 Nays - 0 Abstained - 0

Drafted by:

Submitted by:

Approved by:

Samantha Langer
Recording Secretary

Christina Hong
City Planner

Simon Taghioff
Chair