



**APPLICATION FOR APPEAL**

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6589

RECEIVED IN D.S.I.

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Zoning Office Use Only  
File #: 20-010837  
Fee: \$462.00-  
Tentative Hearing Date: 3.4.2020

**APPELLANT**

Name Meri Hauge and Don Hauge Email merihauge@gmail.com  
Address 1478 Branston Street  
City St. Paul St. MN Zip 55108 Daytime Phone 651-356-1952

**PROPERTY LOCATION**

Zoning File Name Luther Seminary South Campus Improvements  
Address / Location 1465 Branston Street (Parking Lot)

**TYPE OF APPEAL:** Application is hereby made for an appeal to the:

**Planning Commission**, under provision of Chapter 61, Section 701, Paragraph c of the Zoning Code, of a decision made by the Planning Administrator or Zoning Administrator

OR

**City Council**, under provision of Chapter 61, Section 702, Paragraph a of the Zoning Code, of a decision made by the Planning Commission

Date of decision: January 24, 2020 File Number: 20-02, 19-106-417

**GROUND FORS FOR APPEAL:** Explain why you feel there has been an error in any requirement, permit, decision or refusal made by an administrative official, or an error in fact, procedure or finding made by the Planning Commission.

Please see attached documents.

(2 narrative pages, 2 photos)

Attach additional sheets if necessary

Appellant's Signature Meri Hauge Donal Hauge Date 2/3/20 City Agent AMS/TA

Attachment to Application for Appeal to the St. Paul City Council  
Planning Commission File #20-02, and 19-106-417

Branston Street (Branston) on the south side of Hendon Street is a one block cul-de-sac with a narrow, one way lane going south that borders a children's playground/park (aka Monkey Island). A mirroring one-way lane leaving the block going north past the park is on the other side. Branston is the only access to Luther Seminary's (LS) proposed site plan changes for a residential parking lot at 1465 Branston.

Following are errors in Fact and in Zoning Code (61.402[c]) Finding 7 of the 11 Findings regarding LS's proposed revised parking lot on Branston: "Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site".

Page three of the Planning Commission Resolution states: "The site plan includes a new, off-street parking lot with 19 parking spaces at 1465 Branston that replaces two, three-stall garages and an existing 6 space surface parking lot."

This statement suggests that parking will only be increased from 12 to 19 cars. This is an **error in fact**. The truth is parking will increase from 6 to 19 vehicles. A maximum of 6 vehicles are parked in the lot daily which has been the consistent number for 25 years. Cars are parked in the surface spaces with an occasional car parked in one of the six garage stalls. Nineteen cars parked is more than 3 times the number of cars parked currently in the lot. **This change alone will generate a significant traffic increase onto Branston Street on a daily basis.**

The Resolution continues: "The type of use as accessory parking will remain the same, and LS **will continue to operate** the parking area for use by the LS's employees, students, and guests."

This is an **error in finding**. LS has **never** operated this parking area for use by employees, staff and students unless these folks lived in the LS housing adjacent to the parking lot. In other words, LS has actually operated it as a residential parking lot only. At the Zoning Committee hearing, LS's representative, Michael Morrow, agreed with Meri that it is currently used for LS housing resident-only parking and the garages are primarily used for storage. We therefore believe there has been an **error in finding** by the Planning Commission.

Here is how we came to this point in filing this Appeal:

September 12, 2018: Mr. Morrow shared this potential parking plan with the two of us at a meeting in our home, stating this was only one of a few other parking ideas. He said the plan was "not set in stone".

October 3, 2018: Mr. Morrow states in an e-mail message to us "I want to emphasize drawings that show where parking could be considered if needed". And he closes the e-mail with "I know we need to keep you informed".

October 12, 2018: We brought a petition forward to Luther signatures that included 27 signatures from neighbors and families who use Monkey Island. It asked that LS find another parking solution. Luther received the petition and did not respond.

March 6, 2019: Zoning Committee Staff Report, File #19-014-075 identifies the Branston lot as “Demolition of two 2-car garages on the east side of Olson Campus Center, replacing them with a parking lot, with a net increase of 8 parking spaces”. Please note: The Zoning Committee staff never mentions Branston despite Branston being the only access to the parking lot.

March 7, 2019: LS’s CUP for the Upper Campus Plans with the Branston parking lot proposal came before the Land Use Committee. It was approved with a caveat for Luther “to limit traffic from the lot and slow traffic on Branston”.

March 11, 2019: Letter from SAPCC to Zoning Committee regarding SAPCC approval of the CUP with the caveat about Branston parking.

March 14, 2019: Neighbors attended Zoning Committee meeting to share their objections about the parking lot and other changes Luther was proposing.

July ??, 2019: We were informed that it was too late to appeal the CUP. Our only option was to file an appeal after the site plan review was approved.

November 26, 2019: Meri received notice that the site plan was approved.

December 6, 2019: We filed the appeal to the Zoning Committee.

January 16, 2020: Zoning Committee meeting and appeal was denied.

January 24, 2020: Planning Commission voted to support the denial.

We have attempted to resolve this parking lot disagreement with LS since we first heard about it in September, 2018. We proposed a compromise in our Zoning Committee appeal but LS has not commented on it to date. The compromise we now propose is that LS limits the surface parking spaces to 12 with permit-only parking allowed in the lot. This proposed new compromise supports LS to double the number of surface parking spaces while giving LS authority to assign and control permits for parking in the Branston Street lot.

Luther Seminary characterized our concern about the parking lot expansion and change in type of motorist parking as “one small element” of their site plan changes. To the St. Anthony Park neighborhood this is a **huge safety issue**, not just “one small element” of LS’s plans. As described in this document, (6 surface spaces increasing to 19 surface spaces, and change in motorists [residents changing to staff, students and guests] who will use the space), are clear errors in fact and finding that occurred all along the way. Therefore, we are asking the City Council to approve our appeal and halt LS’s proposed parking lot changes on Branston Street.

Respectfully submitted,

*Meri Hauge / Don Hauge 2/3/20*

Meri Hauge and Don Hauge ([merihauge@gmail.com](mailto:merihauge@gmail.com); [donhauge@gmail.com](mailto:donhauge@gmail.com))

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Feb. 3, 2020 View of "Monkey Island"

North Photo #1

East



West

South



Feb. 3, 2020 Luther Seminary 1465 Branston St. Parking lot West Photo #2

North



South

East