

MINUTES OF THE ZONING COMMITTEE
Thursday, October 20, 2011 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Commers, Kramer, Nelson, Perrus, Spaulding, Wencl, and Wickiser
EXCUSED: Fernandez
STAFF: Sarah Zorn, Samantha Langer, Patricia James, and Peter Warner

The meeting was chaired by Commissioner Kramer.

Fort Road Coffee Company - 11-282-365 - Rezoning from B1 Local Business to T2 Traditional Neighborhood, 1518 Randolph Ave, SE corner of Saratoga

Sarah Zorn presented the staff report with a recommendation of approval for the Rezoning. Ms. Zorn also stated District 15 recommended approval, and there was 1 letter in support, and 2 letters in opposition.

The applicant's representative, Bruce Fairbault, 1615 Beechwood Avenue, Saint Paul, explained he is a patron of Fort Road Coffee Company. It started out as a small business, but has become a neighborhood amenity that provides neighborhood stability. He stated that they also provide a lot of charitable services to various organizations and that Fort Road Coffee Company has been very compliant and helpful in the neighborhood.

Upon inquiry from the Commissioners, Mr. Fairbault, explained that the owner had an emergency he had to tend to, and asked that there be some presence at the meeting to represent Fort Road Coffee Company. He explained that on weekends there is a parking lot across the street that is used by the coffee shop. The parking spaces located on the property are used by the employees and the owner.

At the inquiry of the Commissioners, Ms. Zorn explained that roasting coffee beans is a permitted use along with the coffee shop. She stated she isn't sure what the requirements are for ventilation. There have been a handful of complaints in the past ten years regarding the roasting smell, and each time inspectors from the Department of Safety and Inspections (DSI) visit the site they felt it didn't require any further action by the City.

Patricia James explained that the Environmental Health section of DSI would be the correct department to respond to these complaints. Ms. James stated that the complaints for the roasting smell would most likely fall in the nuisance standards and would be handled by the Police Department or DSI.

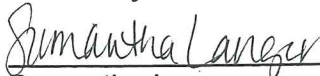
Mr. Fairbault stated that the facility has been inspected many times. The coffee shop has filters for the exhaust system on the roaster. He explained that the food they will be serving comes prepackaged and doesn't require a lot of preparation. Basically the only preparation will be heating the food.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Jon Commers moved approval of the Rezoning. Commissioner Barbara Wencl seconded the motion. The motion passed by a vote of 7-0-0.

Adopted Yeas - 7 Nays - 0 Abstained - 0

Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Sarah Zorn
Zoning Section

Approved by:


Richard Kramer
Chair