

MINUTES OF THE ZONING COMMITTEE

Thursday, January 30, 2014 - 3:30 p.m.

City Council Chambers, 3rd Floor

City Hall and Court House

15 West Kellogg Boulevard

PRESENT: Nelson, Perrus, Wencil, and Wickiser
EXCUSED: Merrigan, Reveal and Spaulding
STAFF: Anton Jerve, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

Goodwill - 13-260-424 - Conditional use permit for a retail/service establishment of more than 15,000 sq. ft., and for drive-through service, with modification of conditions to allow ingress/egress within 60 ft. of residential property, and variances for off-street parking with more than 60 ft. of frontage, and building setback 7.5 ft. from the alley centerline (13 ft. required), at 1221 University Ave W, NW corner at Griggs

Anton Jerve presented the staff report with a recommendation of approval with conditions for the conditional use permit & variance. He stated District 11 recommended denial, and there were 4 letters in support. He also noted a new site plan and trash plan was distributed to the Committee members before the meeting. The new site plan shows the escape access to the alley is eliminated and a few other minor changes.

Brian Alton, 951 Grand Avenue, Saint Paul, attorney representing The Driessen Group LLC, explained this has been a process they have been engaged with for several months. They have had two meetings with the Hamline Midway Coalition. The revised site plan was developed and he hopes the Committee finds it consistent with T2 design guidelines.

Scott Nelson, DJR Architects, explained features of the site plan submitted today. They have created an extra wide landscape buffer between the parking lot and the sidewalk. The drainage will be directed to this area. They have included pervious pavers, rain garden elements, and a seating area. They are still in the site plan review process with the City. One of the challenges of the site is that it slopes approximately ten feet from the northwest corner of the property to the corner on Griggs and University. It makes incorporating some of the T2 design standards difficult, and it isn't possible to have an entry at that corner. They will have a main entry that faces University Avenue and the parking lot. The issue of reinforcing the separation between the neighbors and the alley, raised at a neighborhood meeting, has been accomplished. He briefly explained the building design and materials used. He noted that the sizes of the windows are very close to meeting the requirements of a T2 district.

Upon inquiry from the Commissioners, Mr. Nelson explained that there will be a 44 foot trailer at the property to use as storage for materials donated that will not be sold. Once it is full it will be removed from the site and be replaced by a new empty trailer during store hours. The trucks at the site will average about three per week. The trailer and a trash compactor will be concealed behind a six foot screening wall.

Lynne Dahl, Director of Store Design and Property Management, 9151 65th Street SE, Clear Lake, MN, explained the dock area a little further. She stated that the dock is recessed about forty two inches, and with the addition of the six foot high screening wall that should properly conceal the trailer and trash compactor. They can install a higher screening wall if necessary. Ms. Dahl provided some information on the mission of Goodwill Easter Seals. She also noted that they are a very green organization. They have a thorough recycling process of items that are not sold in their stores. In the last five years they have focused on building better properties; in their 35 stores they have one LEED building and 27 Energy Star stores. This location would be Energy Star.

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

Commissioner Barbara Wencil moved approval with conditions of the conditional use permit & variances as listed in the staff report. Commissioner David Wickiser seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

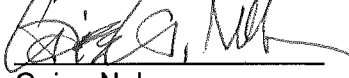
Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Anton Jerve
Zoning Section

Approved by:


Gaius Nelson
Chair