

# Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

## Action Minutes

December 20, 2013

8:30 - 11:00 a.m.

### I. Approval of minutes of December 6, 2013.

**MOTION:** *Commissioner Reveal moved approval of the minutes of December 6, 2013. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

### II. Chairs Announcements

### III. Planning Directors Announcements

### IV. Zoning Committee

**STAFF SITE PLAN REVIEW** – List of current applications. (*Tom Beach, 651/266-9086*)

One item came before the Site Plan Review Committee on Tuesday, December 17, 2013:

- New 2800 square foot commercial building at the corner of Ford and Finn, this site is one of the outlots from the Walgreens development at 2111 Ford Parkway.

One item to come before the Site Plan Review Committee on Monday, December 30, 2013:

- 180 Degrees, new building and parking lot at 1291 East 7<sup>th</sup> Street.

### NEW BUSINESS

#13-247-474 BLD Property Management – Establishment of legal nonconforming use status as an administrative office. 260 Aurora Avenue between Galtier and Marion. (*Hilary Holmes, 651/266-6612*)

*Commissioner Nelson reported that the Zoning Committee laid this case over to the January 2, 2014 meeting.*

#13-253-015 The Waters Senior Living – Rezone from B3 general business to T3 traditional neighborhood. 678 Snelling Avenue South between Scheffer and Eleanor. (Merritt Clapp-Smith, 651/266-6547)

***MOTION: Commissioner Nelson moved the Zoning Committee’s recommendation to approve the rezoning. The motion carried unanimously on a voice vote.***

#13-253-080 The Waters Senior Living – Variance for driveway setback. 678 Snelling Avenue South between Scheffer and Eleanor. (Merritt Clapp-Smith, 651/266-6547)

***Commissioner Nelson reported that the Zoning Committee laid this case over to the January 2, 2014 meeting.***

#13-214-588 Vintage mixed use development (with Associated Bank building) – Site plan review for the Vintage mixed-use development. 1573 Selby Avenue. (Tom Beach, 651/266-9086)

***MOTION: Commissioner Nelson moved the Zoning Committee’s recommendation to approve the site plan review subject to additional conditions. The motion carried 17-1 (Ochs) on a voice vote.***

**V. Neighborhood Planning Committee**

Hamline Midway Community Plan (District 11) – Approve resolution initiating zoning study, release draft for public review and set a public hearing on February 7, 2014. (Josh Williams, 651/266-6659)

***MOTION: Commissioner Shively moved on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on February 7, 2014. The motion carried unanimously on a voice vote.***

Source-Separated Organics Zoning Study – Approve resolution recommending zoning code amendments to the Mayor and City Council. (Bill Dermody, 651/266-6617)

***MOTION: Commissioner Shively moved to approve the resolution recommending that the zoning code amendments be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.***

**VI. Midway East Commercial Market Analysis – Informational presentation by Gretchen Nicholls, Local Initiatives Support Corp. and Mary Bujold, Maxfield Research.**

**VII. Comprehensive Planning Committee**

**VIII. Transportation Committee**

**IX. Communications Committee**

**X. Task Force/Liaison Reports**

**XI. Old Business**

**XII. New Business**

**XIII. Adjournment**

Information on agenda items being considered by the Planning Commission and its committees can be found at [www.stpaul.gov/ped](http://www.stpaul.gov/ped), click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.