

## **Saint Paul Planning Commission**

City Hall Conference Center Room 40

15 Kellogg Boulevard West

### **Action Minutes**

February 23, 2018

8:30 - 11:00 a.m.

#### **I. Approval of minutes of January 12<sup>th</sup> and January 26, 2018.**

**MOTION:** *Commissioner Underwood moved approval of the minutes of January 12, 2018. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

**and**

**MOTION:** *Commissioner Fredson moved approval of the minutes of January 26, 2018. Commissioner DeJoy 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. *(Tia Anderson, 651/266-9086)*

One item came before the Site Plan Review Committee on Tuesday, February 20, 2018:

- Lillydale Regional Park – Grading and stabilization at 770 West Water Street. Alice Messer-Parks & Recreation SPR# 18-026961

One item to come before the Site Plan Review Committee on Tuesday, February 27, 2018:

- MN United Soccer Stadium – Review updated plans for Ordinance Permit Submission at 400 North Snelling Avenue. Nate Pearson-Tegra Group SPR #16-042321

#### **NEW BUSINESS**

**#18-024-542 Jewish Community Center** – Conditional Use permit for community center expansion. 1375 St. Paul Avenue between Davern and Edgumbe. *(Kady Dadlez, 651/266-6619)*

**MOTION:** *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit subject to an additional condition. The motion carried unanimously on a voice vote.*

#18-024-461 KTJ 298 LLC – Rezone from R3 One-Family Residential to RM2 Multiple Family Residential. 1891 Norfolk Avenue (between Prior and Sue) and 1413 Sue Street (SW corner at Graham). (*Kady Dadlez, 651/266-6619*)

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

#18-024-674 Danmark LLC – Reestablishment of Nonconforming Use as a 4-Family Dwelling. 780-784 Agate Street, SE corner at Sycamore. (*Jamie Radel, 651/266-6614*)

**MOTION:** *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the re-establishment of legal nonconforming use subject to an additional condition. The motion carried unanimously on a voice vote.*

#18-024-155 2103 Wabash – Conditional Use permit for a Mixed Residential/Commercial Use with more than 6 dwelling units (64 proposed), with modification to allow Residential Use of the first floor (39 units proposed). 2103 Wabash Avenue, NE corner at Montgomery Street. (*Bill Dermody, 651/266-6617*)

**MOTION:** *Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit subject to an additional condition. The motion carried 11-2 (Ochs, Vang) on a voice vote.*

#18-023-089 2103 Wabash – Rezone from I1 General Industrial to IT Transitional Industrial. 2103 Wabash Avenue, NE corner at Montgomery Street. (*Bill Dermody, 651/266-6617*)

*Commissioner Edgerton announced that this case has been laid over to the March 1, 2018 Zoning Committee meeting.*

#18-024-315 2103 Wabash – Variance to allow residential use of 90% of the first floor (50% maximum allowed in IT District). 2103 Wabash Avenue, NE corner at Montgomery Street. (*Bill Dermody, 651/266-6617*)

**MOTION:** *Commissioner Edgerton moved the Zoning Committee's recommendation to deny the variance. The motion carried unanimously on a voice vote.*

## **V. Comprehensive and Neighborhood Planning Committee**

Southport Industrial District Study – Approve resolution recommending to the Mayor and City Council for adoption. (*Kady Dadlez, 651/266-6619*)

**MOTION:** *Commissioner Thao moved on behalf of the Comprehensive and Neighborhood Planning Committee to approve the resolution recommending the Southport Industrial District Study be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.*

Union Park Community Plan - Approve resolution and forward to the Mayor and City Council for adoption of this amendment to the Union Park Community Plan. (*Kady Dadlez, 651/266-6619*)

**MOTION:** *Commissioner Thao moved on behalf of the Comprehensive and Neighborhood Planning Committee to recommend approval of the resolution and forward to the Mayor and City Council for adoption of this amendment to the Union Park Community Plan. The motion carried 11-2 (Lindeke, Ochs) on a voice vote.*

2040 Comprehensive Plan – How economic development and resiliency are reflected in draft goals and policies. (*Lucy Thompson, 651/266-6578*)

*Chair Reveal announced that this presentation will be moved to the next Planning Commission meeting for lack of time.*

- VI. Transportation Committee**
- VII. Communications Committee**
- VIII. Task Force/Liaison Reports**
- IX. Old Business**
- X. New Business**
- XI. Adjournment**

Information on agenda items being considered by the Planning Commission and its committees can be found at <http://www.stpaul.gov/planningcommission>

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