

MINUTES OF THE ZONING COMMITTEE
Thursday, March 24, 2011 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Fernandez, Kramer, Merrigan, Nelson, Spaulding, Wencil, and Wickiser

STAFF: Sarah Zorn, Samantha Langer, Patricia James, and Peter Warner

The meeting was chaired by Commissioner Kramer.

Eugene Sitzmann - 11-102-646 - Rezoning from RM2 Medium-Density Multiple-Family Residential to TN1 Traditional Neighborhood, 45 Syndicate St S, NW corner at Grand

Sarah Zorn presented the staff report with a recommendation of approval for the Rezoning. Sarah Zorn also stated District 14 recommended approval, and there was 1 letter in support, and 0 letters in opposition.

At the questions of the Commissioners regarding why the TN1 Traditional Neighborhood district was chosen over BC Community Business, which has greater setback requirements and is used farther east on Grand, Ms. James explained that TN1 was more consistent with the other uses in the surrounding area and allows for greater flexibility were the property to be converted back to a single family home.

Upon further questions of the Commissioners, Ms. Zorn explained that Spot Zoning is based more on the consistency of the use classifications permitted in the area rather than the actual zoning designation. The proposed zoning is consistent with the Grand Avenue area. Ms. James stated that the Courts have established a number of parameters to consider when defining spot zoning. She added that this use is not inconsistent with the neighborhood, and it will not reduce the property values of the area.

The applicant, Eugene Sitzmann, 182 Edgumbe Road, Saint Paul, MN, stated he has been a Saint Paul resident for 89 years and he is committed to being a good property owner. He believes this use is a natural fit for the neighborhood. They are investing \$25,000 to update the building to be handicap accessible, and the business occupying the building is very successful.

Upon questions from the Commissioners, he stated the current occupant has been there for about three years. As far as he knows, the building code issues have been resolved.

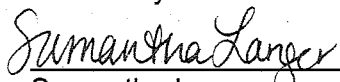
The public hearing was closed.

Commissioner Barbara Wencil moved approval of the Rezoning. Commissioner Paula Merrigan seconded the motion.

The motion passed by a vote of 7-0-0.

Adopted Yeas - 7 Nays - 0 Abstained - 0

Drafted by:



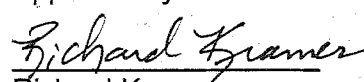
Samantha Langer
Recording Secretary

Submitted by:



Sarah Zorn
Zoning Section

Approved by:



Richard Kramer
Chair