

**From:** [Gayle Breutzman](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Appeal by UST re: Planning Commission decision re: Goodrich Ave. access  
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February 24, 2025

This submission is in regard to the University of St. Thomas (UST) appeal of the Planning Commission's decision to uphold a condition of the 2004 Conditional Use Permit the University signed regarding drive access from Goodrich Avenue (ZF #04-0540501). The agenda item (24-0798-362) will be addressed by the St. Paul City Council on March, 5 2025.

When UST signed the 2004 Conditional Use Permit(CUP) it agreed :

“At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Avenue and the Binz Refectory shall be removed, such that there shall be no vehicular from Goodrich Avenue to any of the University's buildings on the South Campus.

The University at that time was granted permission to remove the Goodrich Drive access to the Binz Refectory when it further developed it's South Campus, at which time it would develop the area so that the Goodrich Drive was no longer required for vehicular access. That time has arrived with the arena development. There is now a road directly in front of the Binz Refectory for vehicular access, including emergency access. The Goodrich Drive is redundant and unnecessary.

On July 1, 2024, the Department of Safety and Inspections ordered UST to remove the Goodrich Drive access, as the Binz Refectory HAD been remodeled(City of St. Paul ordinance, Section 380.03) and UST was violating the 2004 CUP by failing to remove the Goodrich access drive. UST did not appeal and did not comply with the order.

In December 2024, the Planning Commission rejected UST's request to modify Paragraph 16 of the CUP so that the University could continue to use the Goodrich Drive access. The Commission found that the removal of the Goodrich Drive access was necessary to achieve compatibility between UST and its residential neighborhood. It also found that removing the drive access was not unreasonable, unnecessary or impossible of compliance.

The University of St. Thomas has already been found by the Department of Safety and Inspections(DSI), and by the Planning Commission to have violated the the 2004 Conditional Use Permit that the school willingly agreed to sign. Both the DSI and the Planning Commission have ordered UST to remove the Goodrich Drive access to the Binz Refectory. The St. Paul City Council needs to uphold the previous decisions on the 2004 CUP and order UST to remove the Goodrich Drive access. UST should be required to have the drive removed before it is granted a Certificate of Occupancy to open the Lee and Penny Anderson Arena for any events.

Respectfully,

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