

MINUTES OF THE ZONING COMMITTEE
Thursday, December 6, 2018 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Baker, DeJoy, Edgerton, Ochs, and Rangel-Morales

EXCUSED: Fredson, Lindeke, and Reveal

STAFF: Tony Johnson, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

James and Sarah Jarman - 18-124-254 - Rezone from RM2 multi-family residential to BC community business (converted) at 541 Selby Ave, between Kent and Mackubin

Scott Griesbach and Tom Ellis - 18-124-337 - Parking variance (6 spaces required; 2 spaces plus bike parking proposed) at 541 Selby Ave, between Kent and Mackubin

Tony Johnson presented the staff reports with a recommendation of approval for the rezoning and recommendation of approval with a condition for the parking variance. He stated District 8 had not responded, and there were 2 letters in support, and no letters in opposition.

Tom Ellis, 1699 Lincoln Avenue, Saint Paul, MN stated that he and Scott Griesbach are in the process of purchasing 541 Selby Avenue and using it for counseling offices and a home furnishing and design boutique. The two businesses do not create high density traffic. Crocus Hill Counseling will be home to alternating therapists who see clients at varying times during week days. Most of the employees live within biking distance, and the two property owners will commute to work together. The home design business will be open weekday afternoons/evenings and weekends. The businesses have minimal overlapping hours, resulting in parking demands not being simultaneous. Mr. Ellis said they have met with neighbors and they have been very supportive.

Scott Griesbach, 1699 Lincoln Avenue, Saint Paul, MN, explained that they received great response while they were collecting signatures for the petition to rezone. They were able to get 26 signatures out of 31 eligible parcels. The signatures they didn't received were from neighbors that they could not contact. No one they spoke with was in opposition to the proposal. The addition of these businesses is perfect for this area.

Upon questions from the Commissioners, Mr. Ellis stated that there are two parking spaces in the garage onsite. The addition of a bike rack provides up to a 10% reduction of parking requirements. It should substitute for one parking space. The property is in a historic district so they will need follow guidelines on where it can be located.

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

Commissioner Christopher Ochs moved approval of the rezoning. Commissioner Anne DeJoy seconded the motion.

The motion passed by a vote of 5-0-0.

Adopted Yeas - 5 Nays - 0 Abstained - 0

Commissioner Cedrick Baker moved approval with a condition of the parking variance.
Commissioner Christopher Ochs seconded the motion.

The motion passed by a vote of 5-0-0.

Adopted Yeas - 5 Nays - 0 Abstained - 0

Drafted by:

Submitted by:

Approved by:

Samantha Langer
Recording Secretary

Tony Johnson
City Planner

Dan Edgerton
Chair