

MINUTES OF THE ZONING COMMITTEE
Thursday, August 30, 2012 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Merrigan, Nelson, Perrus, Reveal, Wencil, and Wickiser
EXCUSED: Spaulding
STAFF: Kate Reilly, Chriscell Bedard, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

Pastor Irene Stockett - 12-091-208 - Conditional Use Permit for transitional housing for up to 6 residents, including the owner, with modification to exceed planning district density standard by 2 residents, 1093 Edgerton St, between Jessamine and Magnolia

Kate Reilly presented the staff report with a recommendation of approval with conditions for the conditional use permit. She said District 5 recommended denial, there were 6 letters in support, and no letters in opposition.

The applicant, Pastor Irene Stockett, P.O. Box 65342, Saint Paul, explained that there are not a lot of homes for women in transition. She has a lot of experience and education in this area as well as a passion to serve these women.

Ted Hecht, 1135 Edgerton, Saint Paul, spoke in opposition. Mr. Hecht explained his concern is for the community and applicant. Bringing the building into code compliance will be expensive, and he is worried that the applicant cannot financially maintain the property. The property also doesn't meet the needs of the clients, due to the layout of the space. The area is challenging and there is a lot of drug use in the area.

Leslie McMurray, District 5, 506 Kenny Road, Saint Paul, spoke in opposition. She said that the District does not want to exceed the 1% of population standard [for people in community residential facilities and transitional housing]. There are concerns about people coming directly from correctional facilities on probation, and inconsistencies about who will be served at the facility. Residents would be exposed to drug activity in the area. Parking in the area is a problem and there is not enough room for the required three spaces.

Pat Mittigan, 1100 Jessie Street, Saint Paul, spoke in opposition. She explained that her house is across the alley from this property. Initially she was in favor of this project, but left the District Council meeting feeling skeptical because of the lack of representation by the applicant at the District Council meeting. There needs to be good communication. Neighbors did not have a chance to have their concerns addressed by the applicant.

Pastor Irene Stockett explained she really wanted to attend the meeting, but had another obligation, so she sent written information about herself and the house and tried to set up another meeting with the District Council. She is definitely willing to go to subsequent meetings.

Upon inquiry from the Commissioners, Ms. Stockett explained that residents could stay at the home for up to two years. The house would be available to single women only. No children will be allowed to live at the property. She stated she expects to be the only residents with a car, so

parking shouldn't be a problem. She also stated that the items on the code compliance report would be completed by the end of September.

The public hearing was closed.

Commissioner Julie Perrus moved approval with conditions of the conditional use permit. Commissioner Elizabeth Reveal seconded the motion.

Commissioner Wencl discussed the issue of exceeding the 1% of planning district population in community residential facilities and similar congregate living facilities, noting that this site is quite removed from the Union Gospel Mission where most of the District 5 community residential facility beds are located.

Commissioner Reveal said the committee needs to be circumspect about this, but only 2 residents more than 1% of a large and changing district is not significant, and the proposed added condition that the owner/manager of the facility lives on the premises makes her more comfortable with it.

Commissioner Nelson asked staff to clarify what "owner/manager" means.

Kate Reilly said it's intended to mean "owner or manager."

Commissioner Perrus amended her motion to change the language in the added condition from "owner/manager" to "owner or manager".

The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0


Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Kate Reilly
Zoning Section

Approved by:


Gaius Nelson
Chair