

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes September 20, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 20, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Grill, Lee, Mouacheupao, Reveal, Underwood; and Messrs. Baker, Edgerton, Hood, Lindeke, Oliver, Perryman, Rangel Morales, Risberg, Rodriguez, and Vang.

Commissioners Absent: Ms. *Anderson, and Messrs. Khaled, and *Ochs.
*Excused

Also Present: Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Kady Dadlez, and Sonja Butler, Department of Planning and Economic Development staff.

I. Swearing in a new Commissioner.

The new Planning Commission member Nathaniel Hood was sworn in by Shari Moore, City Clerk.

II. Approval of minutes September 6, 2019.

Chair Reveal announced that the minutes are not available at this time. However, they will be ready for approval at the next Planning Commission meeting.

III. Chair's Announcements

Chair Reveal had no announcements.

IV. Planning Director's Announcements

Luis Pereira announced that the Ford Design Standards Text Amendments were adopted at the City Council recently. Staff has been involved with the Conference for New Urbanism the national conference will be here in the Twin Cities in June 2020. Related to that there has been a design charrette submittal process which the Congress is looking for applications from local communities here to do a design charrette for some pro-bono design services to some specific projects. We were encouraged by the Congress for New Urbanism (CNU) local chapter to get involved including former staff person Lucy Thompson, who is very involved with it. We submitted four applications; ReConnect Rondo working on a net zero House, West Side Community Organization (WSCO) submitted a proposal focused on the Robert Street Viaduct looking at public art and adjacent development sites there, Asian Economic Development

Association (AEDA) has a concept for shipping containers and making them permanent retail spaces, and the Frogtown Neighborhood Association wants to do some visioning around vacant lots thinking about the recent Planning Commission recommendation of the SMAPL and the idea of potentially rezoning the residential area to Traditional Neighborhood, and what might be possible the flexibility provided by T Zoning as opposed to the traditional R4 or RT1 Zoning. We are hoping that they say yes to all four of the applications submitted.

Next week is the Minnesota American Planning Association (APA) conference, which Luis Pereira will be attending. The conference is several days, but he is only attending the last couple of days, which he was asked to be on a panel to discuss the future of single family housing, thinking about zoning's role in that.

V. PUBLIC HEARING: Hotel Zoning Study & Proposed Zoning Code Amendments: Item from the Comprehensive and Neighborhood Planning Committee. (*Kady Dadlez, 651/266-6619*)

Kady Dadlez, PED staff, reminded commissioners that the City Council initiated the zoning study and asked the Planning Commission to conduct it, noting that although the Zoning Code allows hotels, motels, and inns it does not define these uses does it have any standards for the uses. The City Council also expressed concern about the potential loss of affordable housing if units are converted to short term rental. Ms. Dadlez added that notice of the public hearing was sent to all establishments in Saint Paul that are licensed as hotels or motels by the Minnesota Department of Health.

One written comment was received as of today, September 20, 2019.

Commissioner Vang said whether the new definition will impact existing hotels.

Ms. Dadlez said that it should not affect existing hotels since this is just creating a definition where one does not yet exist. It may make an existing establishment a nonconforming use if the establishment does not meet the definition and standards for a hotel. Ms. Dadlez noted there is an establishment licensed as a hotel that functions more like an apartment building with long term rental units and 20+ short term rental dwelling units.

Commissioner Vang asked whether the operator of that establishment would need to apply for a conditional use permit to conform if the use becomes nonconforming.

Ms. Dadlez replied no, it would be considered an existing nonconforming use and allowed to continue. However, if they wanted to add more short term rental units they would need to apply for an expansion of a nonconforming use or operate in such a way as to conform to the definition and standards of a hotel.

Commissioner Vang said that in Minneapolis they have a definition of extended stay hotels. Does the City of Saint Paul currently have extended stay hotels?

Ms. Dadlez said the Residence Inn on Grand Avenue near the Children's Hospital may be an extended stay hotel but is not certain. The establishments licensed in Saint Paul tend to be typical hotels.

Commissioner Vang asked whether the hotel definition would impact extended stay hotels.

Ms. Dadlez said that she does not think so.

Chair Reveal added that when Ms. Dadlez gave the full presentation on the zoning study and proposed amendments in August it was clear that the amendments are proposed to address the Zoning Code's absence of definitions for hotel and motel.

Ms. Dadlez concurred, stating that the zoning code allows for hotels, motels, inns, bed and breakfasts, and short term rentals. The zoning code has definitions for short term rentals and bed and breakfast residences but not for hotels, motels, or inns. With the different types of lodging that are allowed, we should be able to distinguish between hotel and short term rentals. The City Council believes it is important to be able to distinguish between the two, especially given concerns for the potential loss of affordable housing if long term rental units are converted to short term rental dwelling units. There is not a way to prevent that from happening without a definition of hotel that distinguishes hotels from short term rental dwelling units.

Commissioner Lindeke commented on a trend he has noticed that involves converting existing affordable long term rental housing units for short term rental units as well as the construction of new buildings specifically for short term rental units. This has happened in Minneapolis. The Lowry Building in Saint Paul is an example of a situation where long term rental units have been converted to short term rental units.

Chair Reveal announced that the Saint Paul Planning Commission was holding a public hearing on the Hotel Zoning Study and Proposed Zoning Code Amendments. Notice of the public hearing was published in the Legal Ledger on Thursday, September 5, 2019, and was mailed to the citywide Early Notification System list and other interested parties.

Chair Reveal read the rules of procedure for the public hearing.

No one spoke.

MOTION: Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, September 23, 2019, and to refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.

VI. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tia Anderson, 651/266-9086)*

NEW BUSINESS

#19-076-718 Schumacher Rezone – Rezone from OS office service to RT1 two-family residential. 330 Prior Avenue North, East side of Prior Avenue North, between Roblyn Avenue and Carroll Avenue. *(Kady Dadlez, 651/266-6619)*

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

#19-078-373 Arlington Auto Repair LLC – Reestablishment of nonconforming use for auto repair. 1431 Rice Street, SW corner at Arlington Avenue. (Kady Dadlez, 651/266-6619)

MOTION: *Commissioner Baker moved the Zoning Committee’s recommendation to approve the reestablishment of nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.*

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, September 26, 2019.

VII. Comprehensive and Neighborhood Planning Committee

Commissioner Mouacheupao said that their next meeting is scheduled for Wednesday, October 2, 2019 at 4:30 p.m. in the City Hall Annex building.

VII. Transportation Committee

Commissioner Lindeke announced that the last meeting was canceled, and the next meeting is scheduled for Monday, September 23, 2019. On the agenda is the introduction of a new committee member, and the Swede Hollow Park Master Plan information from the Parks and Recreation staff, also, the West 7th Street had a Parking Study and Mr. Smith from Biko Associates will talk about that.

IX. Communications-Nominations Committee

Commissioner Underwood announced that they have a meeting scheduled for October 4th at 8:00 a.m. The first of many more public community engagement opportunities with District 1 coming in November, the topic is about planning.

X. Task Force/Liaison Reports

Commissioner DeJoy said the Hillcrest Community Advisory Committee will meet on October 15, 2019 about the Hillcrest Golf Course Redevelopment.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 8:55 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Luis Pereira
Planning Director

Approved October 4, 2019
(Date)



Lue Vang
Secretary of the Planning Commission