

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, May 4, 2023 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Grill, Hackney, Hood, Ochoa, Reilly, and Syed  
EXCUSED: Rangel Morales and Taghioff  
STAFF: Bill Dermody, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Reilly.

**704 E Larpenteur Rezoning - 23-030-202 - Rezone from R3 one family residential to RT2 townhouse residential, 704 Larpenteur Ave E, SE corner at Greenbrier Street**

**704 E. Larpenteur CUP - 23-030-265 - Conditional use permit for a supportive housing facility for ten or fewer facility residents., 704 Larpenteur Ave E, SE corner at Greenbrier Street**

Bill Dermody presented the staff report with a recommendation of approval for the rezoning and a recommendation of approval with conditions for the conditional use permit. He said District 5 made no recommendation, and there were no letters in support or opposition.

Commissioner Hood asked if these applications would be needed if the new 1-4 unit housing study was in effect. Mr. Dermody said that the study is concentrating on creating three new zoning districts, H1, H2, and H3. That would allow multiple units in certain situations, but that study does not address congregate living and he doesn't believe that study would allow this use by right.

Mr. Torstenson added that he would believe a conditional use permit would still be required for this use, but the rezoning may not be necessary.

Jon Lovald, Minnesota Assistance Council for Veterans, 1000 University Avenue, St. Paul, MN, said this project came to be in MACV hands by way of a relationship they created with Arlington House when they were going to have to shut down. They had a desire to see the facilities still be put to good use and they came up with a plan that they were favorable to and they selected them. They have the funding to go directly into this project as soon as possible. They are using a building that was single home occupancy emergency shelter and they are going to create 10 units of single bedrooms. In the last year their highest population of veterans who have been coming to them for assistance are 55 years and older. This facility will have five lower units that are accessible. There will be services on site.

Trista Matascastillo, 1353 Maywood, St. Paul, MN, Chair of Ramsey County Board of Commissioners and Chair of Heading Home working in homelessness in Ramsey County. She is excited for this project and they have worked hard to make sure they are serving those with the greatest needs. As a veteran herself, it is really exciting to have this opportunity. They want to go from shelter service to truly affordable permanent supportive housing.

In response to Commissioner Syed, Ms. Matascastillo said the goal in Ramsey County is to end homelessness and veteran homelessness is a unique piece of it. Veterans have different resources available when they know they are available and we have been a long term partner in working to make sure those resources are available to the veterans in Minnesota.

Sara Riegle, 1000 University Avenue, St. Paul, MN, Vice President of Property Operations for MACV, said she oversees the property management team for MACV. She knows that occasionally it can feel a little bit uncomfortable to have permanent supportive housing in your neighborhood. She said it will be her team that will be located at the building across from this location and they work hard to get to know and maintain the relationships with local law enforcement and first responders. Her team passionately cares about having safe dignified well maintained supportive housing for the veterans who have served our country.

Ahmed Ali, 629 Aldine Street, St. Paul, MN, said he was here today for another matter on the agenda, but after hearing everything that is happening he wanted to voice his support. He became a citizen when he was ten years old. His father was lucky enough to come here on a visa lottery. The fact that veterans have been underserved and they don't get the resources that they need, especially when they go fight overseas for our freedom, being here as an immigrant and having those freedoms, he fully supports housing for veterans.

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

Commissioner Grill moved approval of the rezoning. Commissioner Hood seconded the motion.

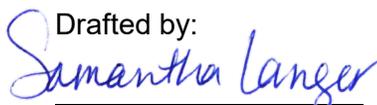
The motion passed by a vote of 6-0-0.

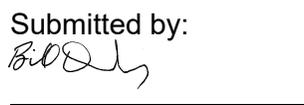
Adopted                      Yeas - 6              Nays - 0              Abstained - 0

Commissioner Grill moved approval with conditions of the conditional use permit. Commissioner Hood seconded the motion.

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:  
  
Bill Dermody  
City Planner

Approved by:  
  
Jake Reilly  
Chair

# 704 Larpenteur minutes CUP & Rezoning BD

Final Audit Report

2023-05-23

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