



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

**Minutes July 7, 2023**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 7, 2023, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes.: Presley, Starling and Thomas  
Messrs.: Hackney, Khadar, Martinson, Moore, Ochoa, Reilly, Syed and Taghioff

**Commissioners Absent:** Mmes.: Grill, Kantner and Mitchell  
Messrs.: Rangel Morales, Hood, Risberg

**Also Present:** Luis Pereira; Planning Director, Karoline Finlay; Planning Secretary, Bill Dermody; Principle Planner, Chris Hong; City Planner, Nellie (Anna) Jerome; City Planner, Spencer Miller-Johnson; Senior City Planner; PED, YaYa Diatta; Zoning Administrator; DSI

**I. Approval of minutes for June 9 and June 23, 2023 Planning Commission Meetings**

The minutes were reviewed by the Planning Commission.

**MOTION: Commissioner moved to approve the June 9, 2023 Planning Commission minutes. The motion was seconded by Commissioner. The motion passed unanimously on a voice vote.**

**MOTION: Commissioner moved to approve the June 23, 2023 Planning Commission minutes. The motion was seconded by Commissioner. The motion passed unanimously on a voice vote.**

**II. Public Hearing: Electric Vehicle Charging Zoning Study**

Principal City Planner Bill Dermody gave a brief presentation on the Electric Vehicle Charging Zoning Study. The presentation detailed the purpose of the study and how the public was engaged.

Commissioner Moore stated that he resides on the East Side of St. Paul where there are very few garages for homeowners to install charging stations. Commissioner Moore asked if homeowners could request to have charging stations installed in the public right of way. Principal Planner Dermody explained that at this time they cannot request to have stations installed in the public right of way. Mr. Dermody did state that homeowners can request to have them installed in the right of way to help the city know where the demand is. Mr. Dermody also shared that the hope is to expand the EV spot network which is in the right of way charging system.

Acting Planning Commission Chair Nieeta Presley opened the public hearing by reading the chair script.

Dan Collison from Sherman Associates 233 Park Ave. S., Minneapolis, MN 55415. Mr. Collison is the Director of Business Development and Public Affairs at Sherman Associates. Mr. Collison spoke in support of the zoning study. Sherman Associates was selected by the Port Authority to be on a coalition of developers to develop and promote single family home ownership in Saint Paul. Mr. Collison stated that Sherman Associates owns and operates two solar gardens to help residents save money on their utility bills. He also stated that Sherman Associates seeks to make 3-5% of parking stalls be equipped with EV chargers and 50% of stalls to be EV charger-ready. As technology changes and advances, costs have come down and the options regarding what type of chargers to choose from.

Commissioner Thomas asked how long does a vehicle need to charge with a level 2 charger? Mr. Collison responded that it depends but can take as long as twelve hours to charge a vehicle depending on how much of a charge it needs. Mr. Collison stated that Xcel Energy encourages people to charge their electric vehicles between midnight and 6 am by only charging them three cents per kilowatt hour versus twelve cents per kilowatt hour the remaining hours of the day.

Commissioner Moore asked how does Sherman Associates currently manage vehicles at current properties that are not resident vehicles that need to be moved? Mr. Collison responded that he would defer that question to his colleague Bob Lund who has that data. He also stated that Sherman Associates provides designated residential parking at their buildings to help address that issue.

Bob Lund Vice President of Facilities at Sherman Associates. 233 Park Ave. S., Minneapolis, MN 55415. Mr. Lund also spoke in support of the zoning study. Mr. Lund provided data points that are used to determine how to best provide public or private chargers for use. Mr. Lund engaged in discussion and answered questions from the commissioners as well.

### **III. Chair's Announcements**

None.

### **IV. Planning Director Announcements**

Director Pereira introduced two new city planners. Christina Hong will be a part of the soon to be formed Current Planning Team that will focus on zoning administration and environmental review. Nellie (Anna) Jerome was introduced as well. Nellie will be a member of the Long Range Planning Team that will focus on zoning studies and long range planning.

## V. Zoning Committee

Commissioner Syed gave the report for the Zoning Committee. The committee had one agenda item; a rezoning at 897 St. Paul Avenue. There were no letters in opposition and there was no testimony at the public hearing. The committee recommended approval for the rezoning unanimously.

#23-048-206 897 Saint Paul Avenue Rezoning – Rezone from OS office-service to T2 traditional neighborhood. 897 Saint Paul Avenue, NW corner at Saunders Avenue. OS, District Council 15, Ward 3. (*Spencer Miller-Johnson, 65/266-6093*)

**MOTION: Commissioner Hackney motioned to approve the Zoning Committee’s recommendation to approve the rezoning. The motion was seconded by Commissioner Khadar. The motion pass unanimously on a voice vote.**

Commissioner Ochoa brought up the similarities between the rezoning for 897 Saint Paul Avenue and the recent debate over a non-conforming use permit for a pizza restaurant. The commissioners engaged in a discussion regarding the differences.

## VI. Comprehensive and Neighborhood Planning Committee

The committee met on Wednesday of this week. The committee discussed the 1-4 Unit Housing Study Phase 2 and reviewed the first, post-public hearing staff report. The committee will be continuing its discussion of the housing study at a special meeting on July 12, 2023.

## VII. Transportation Committee

Commissioner Martinson gave the report for the Transportation Committee. The committee last met on June 26, 2023. They had no business on the agenda. There were three presentations for various projects. The committee will next meet on July 10, 2023.

## VIII. Communications-Nominations Committee

None.

## IX. Task Force/Liaison Reports

None.

## X. Old Business

None.

## XI. New Business

None.

**XII. Adjournment**

**9:50 a.m.**

Recorded and prepared by:  
Karoline Finlay, Planning Commission Secretary  
Planning and Economic Development Department,  
City of Saint Paul

Respectfully Submitted,

Approved \_\_\_\_\_  
(Date)

  
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Luis Pereira  
Planning Director

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Jeffrey Risberg  
Planning Commission Secretary