



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

Minutes Friday, December 13, 2024

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 13, 2024, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Memms: Grill, Starling, Thomas

Present: Messrs: Holst, Hood, Houmas, Johnson Becker, Khadar, Martinson, Ochoa, Ortega, Reilly, Risberg, Syed, Taghioff

Commissioners Memms: Presley

Absent: Messrs: Hackney

Also Present: Yasmine Robinson; Planning Director, Karoline Finlay; Planning Secretary, Bill Dermody; Current Planning Manager, Kady Dadlez; Senior City Planner, Chris Hong; City Planner, YaYa Diatta; Zoning Administrator, Josh Ladd; City Attorney, Dan Staley; City Attorney

I. Approval of the minutes for the October 11, 2024 Planning Commission meeting.

MOTION: Commissioner Holst moved to approve the November 15, 2024 Planning Commission minutes. The motion was seconded by Commissioner Syed. The motion passed unanimously on a voice vote.

II. Chair's Announcements

Chair Grill thanked the commissioners for their work. She appreciates everyone's work and how they handled the contentious issues that came before the commission this year.

III. Planning Director Announcements

Director Robinson also thanked the commissioners. This is the last meeting of 2024 and our next scheduled meeting is on Friday, January 10, 2025.

IV. Zoning Committee

Commissioner Taghioff gave the report for the Zoning Committee. The Zoning Committee last met last Thursday, December 5, 2024. There were five agenda items.

~~**24-085-590-286 Marshall CUP** – Conditional use permit for 35-unit supportive housing with a modification of the minimum separation distance from other specified congregate living facilities at 286 Marshall Ave, between Farrington Street and Louis Street. RM2, District Council 8, Ward 1 (*Christina Hong 651-266-6572*) *Application withdrawn by the applicant.*~~

24-078-362 University of St Thomas Review of CUP - Review of a conditional use permit (ZF #04-054-501) for noncompliance of Planning Commission conditions. 2260 Summit Ave, between Mississippi River Blvd. and Cretin Avenue S. H2, District Council 14, Ward 4 (*Josh Williams 651-266-6659*)

Current Planning Manager Bill Dermody gave the commissioners a short presentation on the University of St. Thomas CUP. Mr. Dermody oriented the commissioners to the part of the University of St. Thomas that is at issue with the CUP. He gave a brief historical overview of the university's CUP that was issued in 2004 and the relevant zoning codes. Mr. Dermody laid out the options for the Planning Commission: they can revoke the conditional use permit entirely, they can uphold the conditions, they can delete conditions, they can modify conditions, or they can add conditions.

MOTION: To approve the Zoning Committee recommendation for approval of the conditional use permit for noncompliance of Planning Commission conditions. The motion failed 9 – 3 with one abstention on a roll call vote.

MOTION: Commissioner Taghioff moved to keep the original 2004 conditional use permit condition. The motion passed 10 – 3 with one abstention on a roll call vote.

Staff was asked to report back to the Planning Commission on the timeline for the university to comply with the condition, once it is known.

24-092-782 637-639 Ohio Reestablishment of Nonconforming Use - Reestablishment of nonconforming use as a dance studio. 637-639 Ohio St, NW corner of Baker Street W and Ohio Street H1, District Council 3, Ward 2. (*Chris Hong 651-266-6572*)

MOTION: To approve the Zoning Committee recommendation for approval of the reestablishment of nonconforming use. The motion passed unanimously on a voice vote.

24-095-842 Macalester College Rezoning (T2 to RM1 & VP) – Rezone from T2 traditional neighborhood to RM1 multiple family (1655 & 1661 Grand and 37 Macalester) and from T2 traditional neighborhood to VP vehicle parking (53, 57, 63 Macalester). 1655 and 1661 Grand Avenue and 37, 53, 57, 63 Macalester Street T2, District Council 14, Ward 3 (*Kady Dadlez 651-266-6619*)

MOTION: To approve the Zoning Committee recommendation for approval of the rezoning of Macalester College. The motion passed unanimously on a voice vote.

24-095-844 Macalester College CUP - Conditional use permit for expansion of campus boundary and modification of setback requirements to allow front yard setbacks of 0-10 feet for the block along Grand Avenue between Cambridge and Macalester Streets; setback of 50 feet required. 1655, 1661, 1679 Grand, north side between Cambridge and Macalester Streets and 0 Cambridge, west side between Grand and Summit T2, District Council 14, Ward 3. (*Kady Dadlez 651-266-6619*)

MOTION: To approve the Zoning Committee recommendation for approval of the conditional use permit for expansion of campus boundary and modification of setback requirements to allow front yard setbacks of 0-10 feet for the block along Grand Avenue between Cambridge and Macalester Streets. The motion passed unanimously on a voice vote.

V. Comprehensive & Neighborhood Planning Committee

None.

VI. Transportation Committee

None.

VII. Communications-Nominations Committee

None.

VIII. Task Force/Liaison Reports

None.

IX. Old Business

None.

X. New Business

None.

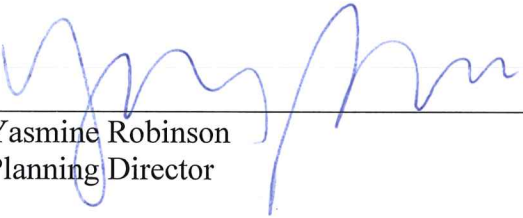
XI. Adjournment

9:48 a.m.

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

Respectfully Submitted,

Approved January 10, 2025
(Date)



Yasmine Robinson
Planning Director



Nieeta Presley
Acting Planning Commission Chair