

MINUTES OF THE ZONING COMMITTEE
Thursday, September 13, 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, Samantha Langer, Patricia James, and Peter Warner

The meeting was chaired by Commissioner Nelson.

Wilder Foundation - 12-098-579 - Rezone from RT1 & RM2 Residential to T1 Traditional Neighborhood at 941 Lafond Avenue between Victoria and Chatsworth, 941 Lafond Ave, between Victoria and Chatsworth

Kate Reilly presented the staff report with a recommendation of approval for the rezoning. She stated District 7 recommended approval, and there was 1 letter in support, and no letters in opposition.

Upon inquiry from the Commissioners, Ms. Reilly explained that the petition had a total of 164 signatures, 158 signatures are from Wilder Square Cooperative, and six signatures are from other parcels outside of the Cooperative. She noted that there was a letter from the Board of Wilder Square giving consent to rezone the property.

Kelly Urista, Property Manager for Wilder Foundation, 451 Lexington Parkway, Saint Paul, said that the properties were previously residential housing. They intend to change the programs available at the properties to provide community based supportive services which would be allowable in a Traditional Neighborhood zone.

Tony Yang, Director of the Program, 451 Lexington Parkway, Saint Paul, stated that they could see up to fifty clients per day.

Tait Danielson Castillo, Executive Director of District 7, 685 Minnehaha Ave, Saint Paul, spoke in support. He said that Wilder did an amazing job at participating in the District 7 community meeting. There was a great turn out at the meeting and everyone agreed to support the zoning change.

Forrest Tracy, 958 Lafond Avenue, Saint Paul expressed his concerns regarding what programs they will be offering. He explained he would like to learn more about what they are going to be doing at the property. He said that recently the neighborhood has been improving and he is worried that if it is a soup kitchen or they offer services to homeless it may bring in the wrong element.

At the questions of Mr. Tracy, Ms. Reilly explained that currently the property is zoned residential-institutional and if the rezoning is approved it will become an office use.

Tony Yang explained that the facility will only be used by registered participants. They will not have unknown people coming and going from the facility. They provide pick up services to their clients so this will eliminate problems with parking. Services are offered during day time hours

from about 9:00 a.m. to 4:00 p.m. Everyone will be out of the building by 5:00 p.m. They will not offer a soup kitchen or any homeless services. A commercial kitchen is on site for nutritional education for their clients.

Upon questions from the Commissioners, Ms. Reilly said that transitional housing would not be allowed without a conditional use permit. Ms. James explained that there isn't a zoning use for soup kitchens. It would most likely fall under an overnight shelter use and those are generally not allowed in these districts.

Commissioner Nelson questioned the small number of signatures on the petition from outside of the Wilder Cooperative. Ms. Urista explained that since they had a meeting with District 7 and everyone was in support they did not attempt to obtain other signatures.

The public hearing was closed.

Commissioner Elizabeth Reveal moved approval of the rezoning. Commissioner Barbara Wencil seconded the motion.

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

Adopted Yeas - 6 Nays - 0 Abstained - 0

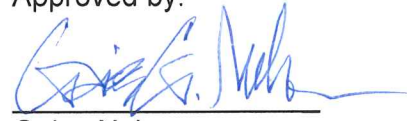
Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Kate Reilly
Zoning Section

Approved by:


Gaius Nelson
Chair