

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

February 7, 2014

8:30 - 11:00 a.m.

I. Swearing in of New Commissioners.

II. Approval of minutes of January 24, 2014.

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

III. Chairs Announcements

IV. Planning Director's Announcements

V. PUBLIC HEARING: Hamline Midway Community Plan – Item from the Neighborhood Planning Committee. (Josh Williams, 651/266-6617)

MOTION: *Commissioner Oliver moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, October 7, 2013 and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

VI. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Three items to come before the Site Plan Review Committee on Tuesday, February 11, 2014:

- Great Western Recycling, End of Life Vehicle Operation. This facility would have equipment and storage tanks to drain fluids from cars so they can be taken off-site for recycling. The facility would go in an existing building. No crushing or shredding of cars is proposed at 521 Barge Channel Road.

- Waters of Highland Park, 84 unit assisted living and memory care senior living residence at 678 Snelling Avenue South.
- Regional Ball Park at 351 East 5th Street. These plans have been revised to previous comments on 60% Design Development plans.

NEW BUSINESS

#14-087-893 PPL Hamline Station LLC – Rezone eastern 9.73 ft. of parcel from T2 traditional neighborhood to R4 one-family residential. 1334 Sherburne Avenue SE corner at Hamline Avenue. (*Josh Williams, 651/266-6659*)

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

#14-001-469 Brett and Laura Ripley – Reestablishment of nonconforming use as a 4-plex. 1685 Taylor Avenue between Aldine and Charlotte. (*Jamie Radel, 651/266-6614*)

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to deny the re-establishment of legal nonconforming use. The motion carried 15-1 (Connolly) on a voice vote.*

#13-260-424 Goodwill – Conditional use permit for retail/service establishment of more than 15,000 sq. ft., and for drive-through service, with modification of condition to allow ingress/egress within 60 ft. of residential property, and variances for 1) off-street parking with more than 60 ft. of frontage, and 2) building setback 7.5 ft. from the alley centerline (13 ft. required). 1221 University Avenue West, NW corner at Griggs. (*Anton Jerve, 651/266-6567*)

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to approve the conditional use permit subject to additional conditions. The motion carried 13-2 (Lindeke, Makarios) with 1 abstention (Noecker) on a voice vote.*

VI. Saint Paul Marketwatch Report Update – Informational presentation by Dean Porter, PED. (*Dean Porter, 651/266-6562*)

VII. Comprehensive Planning Committee

T1/T2 Transit Street Text Amendment – Approve resolution recommending zoning code amendments to the Mayor and City Council. (*Hilary Holmes, 651/266-6612*)

MOTION: *Commissioner Reveal moved to approve the resolution recommending that the zoning code amendments be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.*

Parks, Civic and Open Space Zoning Study – Approve resolution initiating study. (*Jamie Radel, 651/266-6614*)

MOTION: *Commissioner Reveal moved to approve the resolution initiating a zoning study. The motion carried unanimously on a voice vote.*

West Midway Industrial Area Plan – Release for public review and schedule a public hearing for March 21, 2014. (Allen Lovejoy, 651/266-6226)

MOTION: *Commissioner Reveal moved on behalf of the Comprehensive Planning Committee to release the draft for public review and set a public hearing on March 21, 2014. The motion carried unanimously on a voice vote.*

VIII. Communications Committee

2013 Planning Commission Annual Report

Planning Director's report on 2013 achievements and 2014 projects

IX. Neighborhood Planning Committee

X Transportation Committee

XI. Task Force/Liaison Reports

XII. Old Business

Parking Policy Retreat Follow-up Discussion – Reflections on what we heard and implications for future policy.

Due to the lack of time, this follow-up discussion is deferred to the next Planning Commission meeting on February 21, 2014.

XIII. New Business

XIV. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.