

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

November 14, 2014

8:30 - 11:00 a.m.

I. Approval of minutes of October 17, 2014.

MOTION: *Commissioner Reveal moved approval of the minutes of October 17, 2014. Commissioner Noecker seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Director's Announcements

IV. **PUBLIC HEARING:** Minor Zoning Text Amendments to Driveway Setback Requirements, Land Use Standards, and T District Uses and Standards – Item from the Comprehensive Planning Committee. (*Jamie Radel, 651/266-6614*)

MOTION: *Commissioner Oliver moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, November 17, 2014 and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.*

V. Zoning Committee

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

One item came before the Site Plan Review Committee on Tuesday, November 12, 2014:

- Saint Paul assisted Living Facility, addition to existing senior housing facility at 1925 Norfolk Avenue.

OLD BUSINESS

#14-324-859 Forrest Heating – Establishment of nonconforming use as a heating service business. 915 Burns Avenue, NE corner at Clermont. (*Leila Tripp, 651/266-6708*)

Commissioner Nelson reported that the Zoning Committee laid this case over to the November 25, 2014 meeting.

NEW BUSINESS

#14-337-613 Face to Face Health and Counseling Service – Rezone from RT1 Two Family residential to T2 Traditional Neighborhood. 798 Rose Avenue East between Arcade and Wiede. (Bill Dermody, 651/266-6617)

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

#14-339-543 Big Steer Meats – Rezone from R4 One-Family Residential to B2 Community Business and White Bear Avenue. Overlay District. 1762 Minnehaha Avenue East between White Bear Avenue and Flandrau. (Bill Dermody, 651/266-6617)

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

#14-339-430 Joe Urbanski – Rezone from B2 Community Business to T2 Traditional. 1396 White Bear Avenue North between Sherwood and Cottage East. (Bill Dermody, 651/266-6617)

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

#14-339-857 Bring Your Part Auto – Reestablishment of nonconforming use for auto repair. 847 Hudson Road, East at intersection of Plum and Bates. (Jake Reilly, 651/266-6618)

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to approve the reestablishment of nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.*

#14-339-687 Sunlight Senior Living – Conditional use permit to add 23 assisted living units (for a total of 48), and to add 10 memory care units (for a total of 19). Variances of maximum lot coverage and minimum rear yard setback. 400 Western Avenue North between Fuller and St. Anthony Avenue. (Hilary Holmes, 651/266-6612)

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

VI. Transportation Committee

Draft of the Saint Paul Bicycle Plan – Presentation by Reuben Collins, Transportation Planner/Engineer, Public Works. (Reuben Collins, 651/266-6059)

VII. Comprehensive Planning Committee

Parkland Dedication Amendments Study – Release for public review and schedule a public hearing for Jan. 16, 2015. (*Jamie Radel, 651/266-6614*)

MOTION: Commissioner Noecker moved on behalf of the Comprehensive Planning Committee to release the draft for public review and set a public hearing on January 16, 2015. The motion carried unanimously on a voice vote.

VIII. Neighborhood Planning Committee

Shepard Davern Area Plan Update and Zoning Study – Approve resolution recommending plan and zoning study to Mayor and City Council. (*Michelle Beaulieu, 651/266-6620 and Merritt Clapp-Smith, 651/266-6547*)

MOTION: Commissioner Oliver moved to approve the resolution recommending that the plan and zoning study be adopted by the Mayor and City Council. The motion carried 10-2 (McMahon, Ochs) on a voice vote.

IX. Communications Committee

X. Task Force/Liaison Reports

XI. Old Business

XII. New Business

XIII. 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.