

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

April 24, 2015

8:30 - 11:00 a.m.

I. Approval of minutes of April 10, 2015.

MOTION: *Commissioner Thao moved approval of the minutes of April 10, 2015. Commissioner McMahon seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Directors Announcements

IV. Zoning Committee

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

Two items to come before the Site Plan Review Committee on Tuesday, April 28, 2015:

- Hamline Point Apartments – Add a new building to an existing apartment complex. The building would have a club house on the first floor and 7 small apartments on the second floor at 1362 Wynne Avenue.
- Pier Foundry – New “foundry finishing shop and storage facility” this new building would be in addition to existing buildings that Pier Foundry already has on the site at 293 Alabama.

Two items to come before the Site Plan Review Committee on Tuesday, May 5, 2015:

- Flint Hills – Replace 3 existing storage tanks at 2209 Childs Road.
- CHS Field event parking lot – New 230 car parking lot at 396 4th Street East (at Willius).

NEW BUSINESS

#15-018-147 Hawkins Inc. – Conditional use permit for construction of 8 new tanks and tank containment area, truck containment area and rail containment area structures not elevated on fill in the Flood Fringe District. 637-701 Barge Channel Road. (Josh Williams, 651/266-6659)

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.

#15-022-204 Shepard Davern Mixed Use Development – Variance of 40 foot River Corridor height limit and 55 foot height limit for a mixed use building in the T3 District to allow a maximum building height of 73 feet 6 inches. 1465 Davern Street, NW corner at Shepard Road. (Josh Williams, 651/266-6659)

MOTION: Commissioner Nelson moved the Zoning Committee’s recommendation to approve the variances subject to additional conditions. The motion carried 11-1 (DeJoy) with 1 abstention (McMahon) on a voice vote.

#15-007-994 Shepard Davern Mixed Use Development – Site plan review for Shepard – Davern mixed use development (2,000 sq. ft. commercial space, 211 dwelling units). 1475 Davern Street, NW corner at Shepard Road. (Tom Beach, 651/266-9086)

MOTION: Commissioner Nelson moved the Zoning Committee’s recommendation to approve the site plan review subject to additional conditions. The motion carried 11-1 (DeJoy) with 1 abstention (McMahon) on a voice vote.

#15-011-695 Highland Village Mixed Use Development – Site plan review for Highland Village mixed use development (19,000 sq. ft. commercial/office space, 53 dwelling units). 735 Cleveland Avenue South between Highland Parkway and Pinehurst Avenue. (Tom Beach, 651/266-9086)

MOTION: Commissioner Nelson moved the Zoning Committee’s recommendation to approve the site plan review subject to additional conditions. The motion carried 13-0 with 1 abstention (McMahon) on a voice vote.

#15-021-950 Freedom Works, Inc. – Conditional use permit for a transitional housing facility for up to 24 residents with modification of required lot area. 869 5th Street East, NW corner at Mendota. (Bill Dermody, 651/266-6617)

Commissioner Nelson reported that the Zoning Committee laid this case over to the April 30, 2015 meeting.

V. Comprehensive Planning Committee

Parkland Dedication Zoning Study – Approve resolution recommending adoption to the Mayor and City Council. (Jamie Radel, 651/266-6614)

MOTION: *Commissioner Merrigan moved on behalf of the Comprehensive Planning Committee to approve the resolution recommending adoption to the Mayor and City Council. The motion carried unanimously on a voice vote.*

VI. Neighborhood Planning Committee

VII. Transportation Committee

VIII. Communications Committee

IX. Task Force/Liaison Reports

X. Old Business

XI. New Business

XII. 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.