

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

July 24, 2015

8:30 - 11:00 a.m.

I. Approval of minutes of June 19, 2015.

MOTION: *Commissioner Reveal moved approval of the minutes of June 19, 2015. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Director's Announcements

IV. **PUBLIC HEARING:** Gold Line Station Area Plans – Item from the Neighborhood Planning Committee. (Bill Dermody, 651/266-6617)

MOTION: *Commissioner Oliver moved to continue the public hearing to Friday, August 7, 2015, leaving the record open for additional written testimony received by 4:30 p.m. on Monday, August 10, 2015. 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 to come before the Site Plan Review Committee on Tuesday, July 28, 2015:

- Gloria Dei Lutheran Church – Repave existing parking lot and other site work at 700 Snelling Avenue South.

Three items to come before the Site Plan Review Committee

- Saint Paul Seminary – Repave existing parking lot and driveway at 2260 Summit Avenue.
- Saint Paul Parks – Expand existing parking lots at Como Park and associated site improvements located at 1225 Estabrook Drive.

- Keg and Case Market – Renovate existing building for commercial use and build a parking lot at Schmidt Brewery site. (*Preliminary meeting*)

NEW BUSINESS

#15-133-643 Wesenberg Management Group LLC – Rezone approximately 28 feet between 2238 Doswell and 2275 Como Avenue from B2 Community Business to T2 Traditional Neighborhood. 2275 Como Avenue, 2238 Doswell Avenue between Doswell and Gove Place. (*Mike Richardson, 651/266-6621*)

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

#15-133-740 St. Anthony Housing – Conditional use permit for a maximum height of 43 feet. 2301 Como Avenue, 2238 Doswell Avenue SE corner of Doswell and Como. (*Mike Richardson, 651/266-6621*)

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

#15-133-357 Northern Iron of St. Paul LLC – Rezone from VP Vehicular Parking to IT Traditional Industrial. 877-897 Wells Street between Mendota and Forest. (*Bill Dermody, 651/266-6617*)

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

#15-130-256 Meridian Behavioral Health – Conditional use permit to increase the number of residents to 64 in the existing licensed human service community residential facility. 135 Colorado Street East Terminus of Colorado and Clinton. (*Jake Reilly, 651/266-6618*)

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

#15-134-166 Best Pawn – Conditional use permit for commercial outdoor sales. 523-575 7th Street East between Kittson and Hwy 52 ramp. (*Jake Reilly, 651.266-6618*)

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

#15-134-559 Taco Bell/Border Foods – Conditional use permit for drive-thru sales and to increase the maximum number of off-street parking spaces, and variances of minimum floor area ratio (0.5 required, 0.11 proposed), window and door openings of front façade length (50% required, 47% proposed), and interior parking lot landscaping (15% required, 12% proposed). 565 North Snelling Avenue SW corner at Edmund. (*Josh Williams, 651/266-6659*)

Commissioner Wencl announced that this case has been laid over to the July 30, 2015 Zoning Committee meeting.

#15-134-693 BleuAnt LLC – Rezone from BC Community Business Converted District to RM2 Multiple Family. 1174 Grand Avenue between Dunlap and Ayd Mill Road.
(Jamie Radel, 651/266-6614)

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

#15-134-770 BleuAnt LLC – Variances of side yard, rear yard, and front yard setbacks and lot coverage requirements. 1174 Grand Avenue between Dunlap and Ayd Mill Road.
(Jamie Radel, 651/266-6614)

MOTION: *Commissioner Wencl moved the Zoning Committee’s recommendation to deny the variance. The motion carried 8-6 (DeJoy, Lindeke, Makarios, Ochs, Padilla, Thao) on a voice vote.*

VI. Neighborhood Planning Committee

Pioneer Era Limestone Buildings of Saint Paul at 445 Smith Avenue, 383 Goodhue Street, 282 West Seventh Street, 202 McBoal Street, and 178 Goodrich Avenue – Resolution providing recommendation to the Heritage Preservation Commission regarding proposed designation as Saint Paul Heritage Preservation Sites. (Bill Dermody, 651-266-6617)

MOTION: *Commissioner Wencl moved the Neighborhood Planning Committee’s recommendation to approve the resolution. The motion carried unanimously on a voice vote.*

VII. Comprehensive Planning Committee

VIII. Transportation Committee

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 <http://www.stpaul.gov/planningcommission>.