

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes September 4, 2015

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 4, 2015, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, McMahon, Merrigan, Noecker, Reveal, Shively, Thao, Wang, Wencil; and Messrs. Edgerton, Gelgelu, Lindeke, Makarios, Nelson, Ochs, Oliver, Ward, and Wickiser.

Commissioners Absent: Mmes. *Padilla, and *Underwood, and Mr. *Connolly.
*Excused

Also Present: Donna Drummond, Planning Director; Allan Torstenson, Lucy Thompson, Michelle Beaulieu, Anton Jerve, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes August 7, 2015.

MOTION: *Commissioner Thao moved approval of the minutes of August 7, 2015. Commissioner McMahon seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Wencil had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that at City Council last Wednesday they did adopt the Parkland Dedication Ordinance almost as recommended by the Planning Commission there was one minor change. An email invitation was sent out to the Planning Commission to attend a presentation by Gil Penalosa who has the 8-80 Initiative and he is coming to town to speak to a number of groups. It has been arranged for him to be here Thursday, September 17, 2015 from 3:00 – 4:00 p.m., Room 40, City Hall. Also, Michelle Beaulieu a city planner has resigned to take a job in San Francisco, at the San Francisco County Transportation Authority as a Transportation Planner. Her excellent work has been appreciated for the past 3 years we wish her all the best in her new job.

IV. 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, September 15, 2015:

- Lonnie Adkins Court – New free-standing, 800 square foot leasing office and clubhouse building for existing apartment complex at 389 St. Anthony Avenue. (*Larry Zangs*)

NEW BUSINESS

#15-138-295 Joan Bassing – Reestablishment of nonconforming use as a triplex. 900 Jenks Avenue between Forest and Mendota. (*Bill Dermody, 651/266-6617*)

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

#15-143-784 Stone House Tap Room – Historic use variance for a tap house/microbrewery with food service. 445 Smith Avenue North between Goodrich and McBoal. (*Bill Dermody, 651/266-6617*)

Commissioner Noecker is very impressed, she has spoken with Mr. Schroeder and Mr. Yust about the research they have done on this project the meticulous attention to making sure that this is meeting the historic use. And it is so exciting to have a historic use variance available and this will be an awesome addition to the neighborhood.

Commissioner Thao understands the condition of no off-street parking, so will that be a matter of enforcement and how is that possible that people will not park on the street.

Commissioner Nelson said that there is no condition regarding on-street parking. Two cases down we are looking at a variance for a parking lot, so there is parking required for the use. The condition is really that the parking not be on the site of the property so the property itself and historic character stay with the minimum impact compared to their current situation.

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

#15-143-968 Stone House Tap Room – Side and rear setback variances. 445 Smith Avenue North between Goodrich and McBoal. (*Bill Dermody, 651/266-6617*)

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

#15-146-534 Stone Saloon Parking – Variance to allow the corner of a parking space to be set back 4 inches from a public sidewalk. 444 7th Street West SE corner at Douglas. (*Bill Dermody, 651/266-6617*)

Commissioner Merrigan is assuming that there is a lease agreement between the applicant and the owners of the parking lot but is there a way that we should have something in place in that list of conditions that there is an agreement, because what is our fallback position if that lease can't be negotiated for meeting the minimum parking requirements there isn't a lot of space around there.