

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, January 28, 2016 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Edgerton, Makarios, Merrigan, Nelson, and Reveal  
ABSENT: Padilla (excused), Wencil (excused), Wickiser  
STAFF: Tony Johnson, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

**Jamestown Homes LLLP - 16-000-819 - Rezone from RM2 Multiple Family Residential to T2 Traditional Neighborhood, 586 Central Ave W, area bounded by Dale, Central, Kent, and Saint Anthony**

Tony Johnson presented the staff report with a recommendation of approval for the rezoning. He stated District 8 made no recommendation, and there were no letters in support or opposition.

Upon questions from Commissioners, Mr. Torstenson said that the Central Corridor rezoning focused on areas where more redevelopment was expected. He confirmed that it's likely that more of these types of rezonings may occur in this area.

The applicant, Ken Isaacson, Twin Cities Housing Development Corporation, 400 Selby Avenue, Saint Paul, provided some background on their work. They have done seven different multi-family developments in the Summit-University neighborhood in the last ten years. They have a lot of experience in doing acquisition rehab. They acquired this building in July 2014 and have been working collaboratively with staff from Planning and Economic Development and Department of Safety and Inspections to get to this point. Provided everything goes as expected their plan is to close on the construction financing and begin the rehab as soon as May 1.

Upon questions from the Commissioners, Mr. Isaacson stated that one of the reasons for this application is that they want to reduce the amount of parking. Also, the development was built in 1972 and there is no current accommodation for ADA parking. Because of the topography of the site the only place that makes sense is the northeast corner of the lot that would either require a rezoning or a variance to provide parking in that location. They have met with all of the neighbors and everyone seems very supportive.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Paula Merrigan moved approval of the rezoning. Commissioner Elizabeth Reveal seconded the motion.

The motion passed by a vote of 5-0-0.

Adopted                      Yeas - 5              Nays - 0              Abstained - 0

Drafted by:                      Submitted by:                      Approved by:

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Samantha Langer  
Recording Secretary

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Tony Johnson  
Zoning Section

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Gaius Nelson  
Chair