

MINUTES OF THE ZONING COMMITTEE
Thursday, August 2, 2018 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Baker, DeJoy, Edgerton, Fredson, and Reveal
EXCUSED: Lindeke, Ochs, and Rangel-Morales
STAFF: Pang Moua, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

KBD Investments LLC - 18-084-202 - Rezone from OS office service to B2 community business, 877 White Bear Avenue N, NW corner at Stillwater

Pang Moua presented the staff report with a recommendation of approval for the rezoning. She stated District 2 recommended approval, and there were no letters in support or opposition.

In response to Commissioner Reveal regarding a parking variance granted by the Board of Zoning Appeals, Ms. Moua stated that the current zoning and proposed zoning has the same parking criteria of one parking space per 400 square feet. They would require a variance under either zone.

Allan Torstenson stated that they needed the variance because they wanted to add office space to the building.

Upon inquiry from Commissioner Edgerton, Ms. Moua stated the applicant is interested in the rezoning to provide more flexibility for uses in the building. He intends to use the first floor for a tattoo parlor and lease out the basement as office space.

The applicant, Brett Hesly, 403 Totem Road, Saint Paul, stated they were looking for a little more flexibility and to be able to rent the upper level. He owns a business where they rent out residential properties and they will use the lower level space as general office space.

Chuck Repke, District 2 Community Council spoke in support of the rezoning. He provided some background on the site. When they did the White Bear Avenue Study they down zoned any of the properties that didn't have parking that were office uses. This was a dentist office at the time and it was a deliberate attempt by the Council to gain some control on White Bear Avenue with the places didn't have parking as they changed uses. This particular site is adjacent to several B2 uses so they do not have any issues with this application because it is a continuation of the B2 zoning district.

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

Commissioner Anne DeJoy 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:

Samantha Langer
Recording Secretary

Pang Moua
City Planner

Dan Edgerton
Chair