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

Minutes July 26, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 26, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. DeJoy, Grill, Mouacheupao, Reveal, Underwood; and Messrs. Baker, Khaled, Lindeke, Oliver, Perryman, Rangel Morales, Risberg, Rodriguez and Vang.
Commissioners Absent:	Mmes. *Anderson, *Lee, and Messrs. *Edgerton, and *Ochs. *Excused
Also, Present:	Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Lucy Thompson, Michael Richardson, Kady Dadlez, Michael Wade, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes May 31, 2019 and June 28, 2019.

MOTION: ***Commissioner DeJoy moved approval of the minutes of May 31, 2019. Commissioner Grill seconded the motion. The motion carried unanimously on a voice vote.***

and

MOTION: ***Commissioner DeJoy moved approval of the minutes of June 28, 2019. Commissioner Grill seconded the motion. The motion carried unanimously on a voice vote.***

II. Chair's Announcements

Chair Reveal had no announcements.

III. Planning Director's Announcements

Luis Pereira announced that the Dr. Bruce Corrie, Director of the Department of Planning and Economic Development has resigned. A few things factor into that, one, being his mother is ill so he has traveled to India to be with her as well as considering a position at Concordia University. At the moment, he is out of the office, Deputy Director Kristin Guild is the Acting Director for the department. Dr. Corrie will be returning around August 10, 2019 and we expect an announcement about an interim director.
The Mayor's budget address is August 15, 2019 at the Frogtown Community Center at 12:00 noon. Also, we have a new intern for the Summer part-time, Timothy Scanlon-Johnson, he will be helping with the Hillcrest master planning process and assistance with edits to the Comprehensive Plan draft. We recently received some comments from Metropolitan Council

things to make it complete along with the rest of staff.

IV. **PUBLIC HEARING:** Downtown Overnight Shelters Zoning Study – Item from the Comprehensive and Neighborhood Planning Committee. *(Bill Dermody, 651/266-6617)*

Commissioner Underwood stated that due to potential conflict of interest, she will be recusing herself from any formal action on this item.

Chair Reveal announced that the Saint Paul Planning Commission is holding a public hearing on the Downtown Overnight Shelters Zoning Study. Notice of the public hearing was published in the Legal Ledger on Thursday, July 11, 2019 and mailed to the citywide Early Notification System list of recipients and other interested parties.

Chair Reveal read the rules of procedure for the public hearing.

No one spoke and no written comments were received as of July 26, 2019.

Commissioner Baker said understanding that this is a text amendment, however this specifically deals with individuals for overnight shelters, and in general, from his perspective and his 9-5 employer he would like to see family shelters. He feels like there is a major gap within the city and there are a lot of families that are missing the opportunity to have shelters. And we are talking about overnight shelters and they feel like overnight shelters for families is missing and they'd like to see them too.

MOTION: ***Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 29, 2019, and to refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried 13-0 with one abstention (Underwood) on a voice vote.***

and

PUBLIC HEARING: Stryker Avenue Zoning Study – Item from the Comprehensive and Neighborhood Planning Committee. *(Michael Wade, 651/266-8703)*

Chair Reveal announced that the Saint Paul Planning Commission is holding a public hearing on the Stryker Avenue Zoning Study. Notice of the public hearing was published in the Legal Ledger on Thursday, July 11, 2019 and mailed to the citywide Early Notification System list of recipients and other interested parties.

Chair Reveal read the rules of procedure for the public hearing.

The following people spoke.

1. Karen Reid, Executive Director, Neighborhood Development Alliance, 481 Wabasha Street South, Saint Paul, MN 55107. They are supportive of the changing of the zoning to T2 from its mixture of zoning of residential multi-family and business. They have been working with the City to develop some very affordable senior housing on two of the City properties there. The change in zoning would facilitate that, if it stayed the same it wouldn't stop their ability

to build there but it would do a conditional use or spot zoning. And it reflects what is happening on the West Side, where they have a commercial and residential mix that makes it easier for landowners, developers and people to be more flexible as the economy changes and respond to changes in the economy.

2. Martin Hernandez, Board Chair, West Side Community Organization, 239 Robie Street East, Saint Paul, MN 55107. This initial study came about because the WSCO was concerned about Stryker Avenue and the businesses going out, and was trying to revitalize the area. So, they requested the study back in 2017. Initially they wanted to focus on that particular area but because of state law it has to be 40-acres and after the study was done they are more supportive of having the area T2 and RT2 zoning. Reasons being there is a crisis as far as housing is concerned, they are seeing a number of issues with long term residents the senior's want to live there, and they're seeing in the future the need for more housing, multi-family housing. They want to adopt the zoning, except replacing parcels zoned R4 with RT1 and parcels RT1 with T2. They started to leave the options of allowing this zoning through the study area would allow for increased housing options and that's their position.

3. Monica Bravo, Executive Director, West Side Community Organization, 359 Winslow Avenue, Saint Paul, MN 55107. Ms. Bravo said that the board of directors weighed in a lot with the community public comment period, which had the initial study considered and put forward again. They want to go back to the initial study that was put forward which allows for the possibility of future housing uses. Residents are concerned about keeping the aesthetics of the neighborhood and changing a unique node in the neighborhood and they don't think that those concerns are strong enough to keep them from putting housing for people who need a place to live and affordable rents. Other concerns were fear of eminent domain, and fear of lot requirements, ownership, and selling property. There is a way to talk about these issues that seem to be false. There is a big population on the West Side that their housing cost burden is now.

Commissioner Lindeke thanked WSCO for bringing this study forward, he likes to see initiative from communities about rethinking zoning in a corridor like this and he'd like to see more parts of the city do that.

Commissioner DeJoy said the site that use to be the old Seven Eleven maybe 617 Stryker that was being marketed for development at one point by the HRA. She is wondering if they had any interest from developers in that site?

Michael Wade, PED staff, that entire block has a community garden and what was the Seven Eleven next to it that is what Neighborhood Development Alliance is where they are proposing senior housing.

Commissioner Mouacheupao said that this has come to Committee a couple of times, staff has done real engagement trying to get this recommendation to a place that really concerns residents and she is looking forward to it coming back.

MOTION: ***Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 29, 2019, and to refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.***

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tia Anderson, 651/266-9086)*

NEW BUSINESS

#19-054-653 Rivoli Bluff – Rezone from RT1 Two-family Residential to R4 One-Family Residential. 659 Otsego Street. *(Bill Dermody, 651/266-6617)*

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

Chair Reveal announced that there will be a special Zoning Committee session, a policy discussion about Zoning Committee issues related to the problems of equity and considering equity. All Commissioners are welcome, it will be a public meeting, but will not be a public hearing. The public is invited to attend, but not speak.

VI. Comprehensive and Neighborhood Planning Committee

Highland Park District 15 Plan – Recommend adoption of the Highland Park District Plan to the Mayor and City Council. *(Kady Dadlez, 651/266-6619)*

MOTION: ***Commissioner Rangel Morales moved to approve the resolution recommending that the Highland Park District 15 Plan be adopted by the Mayor and City Council as an Addendum to the Saint Paul Comprehensive Plan. The motion carried unanimously on a voice vote.***

Ford Site Design Standards – Recommend adoption of the Ford Site Design Standards as amendment to the Ford Site Master Plan and Zoning Text Amendments to the Mayor and City Council. *Mike Richardson, 651/266-6621)*

Commissioner Rangel Morales gave the report. Mr. Richardson, PED staff took a lot of unnecessary language out of the proposal that went out to the public hearing and condensed it. Everything that was originally included in the Ford Design Standards was incorporated or referenced in the new version. Any changes made were addressed by his memo.

Commissioner Baker said that he understands that it was approved to move forward, however he is interested from the Committees perspective, were the majority of request and/or concerns that were brought forward achieved in this new version?

Commissioner Rangel Morales said that it appears so, he thinks the major change that occurred was more about structure and how the document read. Rather than eliminating or including a lot of additional provisions.

Commissioner Perryman said that his issues were the materials or some restrictions that were cleaned up and opened up to give more options and still meet the quality. So different things like that were addressed.

MOTION: ***Commissioner Rangel Morales moved to approve the resolution recommending the design standards amendments to the Ford Site Zoning and Public Realm Master Plan and corresponding Zoning Code text amendments to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.***

VII. Transportation Committee

Commissioner Lindeke at the last meeting they heard about electric mobility plans from Samantha Henningson. The next meeting is on Monday, July 29, 2019 they will hear from PED about multimodal detours and an issue on the West Side, and how that's going. Also, they are doing self-reflection about the Transportation Committee in general and hearing from long time members and thinking about what the goal and role of the Committee should be moving forward.

VIII. Communications-Nominations Committee

Commissioner Underwood had no report.

IX. Task Force/Liaison Reports

None.

X. Old Business

None.

XI. New Business

Commissioner Baker thanked staff and also the chair's leadership on having this special meeting for Zoning Committee. We have been talking about this for the last few months and really wanting to dig in as a Committee and talk about some of the concerns that they have had and how they can infuse equity into the conversation and what does that look like?

Chair Reveal reminded everyone that Lucy Thompson's retirement party is on Tuesday, July 30, 2019 at 2:00 p.m. Everyone should have received an invitation.

XII. Adjournment

Meeting adjourned at 9:03 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

Luis Pereira
Planning Director

Approved 9/6/19
(Date)

Lue Vang
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\July 26, 2019