

DRAFT  
**MINUTES OF THE ZONING COMMITTEE**  
Thursday, May 21, 2020 - 3:30 p.m.

PRESENT: DeJoy, Edgerton, Grill, Hood, Lindeke, and Rangel Morales  
EXCUSED: Baker and Ochs  
STAFF: Tony Johnson, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton. He stated that the chair of the Planning Commission had determined that due to the COVID-19 pandemic it is neither practical nor prudent for the Zoning Committee to meet in person, and therefore the meeting was being conducted remotely, with all members of the Zoning Committee attending the meeting remotely and the public able to submit comments by noon on the day of the meeting and monitor the meeting remotely.

**TJL Development (rezone) - 20-029-704 - Rezone from B2 community business to T3 traditional neighborhood, 156 Dale St N, SE corner of Dale Street and Selby Avenue**

**TJL Development - 20-029-745 - Variances for the following: 156 Dale portion of the site: front yard setback from Selby (20' minimum, 0' proposed), and 2 parking spaces in front of the existing building on Dale; 594 Selby (RM2) portion of the site: density (9 dwelling units maximum, 22 proposed), side yard setback for balconies (9' min., 5' proposed), rear yard setback for balconies (25' min., 21' proposed), lot coverage (35% max., 58% proposed), height (50' max., 53' proposed), and access to parking in the T3 portion of the building across the RM2 portion. Parking is proposed to have access from the alley as well as from Selby Avenue., 156 Dale St N, SE corner of Dale Street and Selby Avenue**

Tony Johnson presented the staff report with a recommendation of approval for the rezoning and approval of the variances with conditions. He said that District 8 submitted a letter that requested an extension to the deadline for submitting public testimony. Mr. Johnson said that the 15.99 deadline for action is June 27, 2020. He also said the applicant could provide more information on the conversations they have had with the District Council. They were in contact with them early in the process regarding this project. There were no other letters in support or opposition.

Jim Lavalley, 2416 Edgecumbe Road, Saint Paul, said that they started meetings with the District Council in early February and the first feedback on the project was to incorporate some affordable housing. The other big driver on the design of this building was working with the Heritage Preservation Commission (HPC). They accommodated a couple of different requests with them and will be preserving the existing one-story structure. The several density variance requests are related to the requests from the District Council and HPC. The density will allow them the ability to lower rents and added capital to recycle the existing building. They hope to offer 10% to 20% of the units to a 60% AMI renter. This is a market rate project without subsidy and will cater to the many different age groups that currently reside in this neighborhood.

In response to Commissioner Lindeke, Mr. Lavalley briefly described the HPC process and said initially they thought the stand-alone garage building did not fall within a period of significance for the alterations they first submitted. He said that once they went through the HPC process they learned that the façade of the building was moved to the east prior to 1926 which was in a

period of significance and that was a big driver in saving that building. It will be rehabilitated as commercial space and will house a salon.

Devon Lundy, Urbanworks Architecture, 901 N. 3<sup>rd</sup> Street, Minneapolis, said this is an interesting lot and it is between the RM2 and proposed T3 uses. They wanted to make sure they were respectful of all sides of the building and contributing appropriately to the adjacent properties and uses.

In response to Commissioner Rangel Morales, Mr. Lavalle said that the property that fronts Selby is currently vacant land. He said they will offer a wide variety of unit sizes to accommodate everyone from empty nesters looking to downsize to college students. He said that based on the cost estimates today they are forecasting 20% of the dwelling units to be at a 60% AMI, but costs usually change, and that is his reason for the 10% to 20% range mentioned earlier. He would be hesitant to agree to a condition for 20% of the dwelling units to be at 60% AMI because of the preliminary nature of the project. He does not have construction documents completed or a contract with a contractor at this point.

The public hearing was closed.

Commissioner Kristine Grill moved approval of the Rezoning. Commissioner Anne DeJoy seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted                      Yeas - 6              Nays - 0              Abstained - 0

Commissioner Kristine Grill moved approval with conditions of the variances. Commissioner Anne DeJoy seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted                      Yeas - 6              Nays - 0              Abstained - 0

Drafted by:

Submitted by:

Approved by:

\_\_\_\_\_  
Samantha Langer  
Recording Secretary

\_\_\_\_\_  
Tony Johnson  
City Planner

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Dan Edgerton  
Chair