

**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: Josh Williams, 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.

**978 Front Ave Rezoning - 20-031-121 - Rezone from B2 community business to T2 traditional neighborhood, 978 Front Avenue, SW corner at Chatsworth Street**

Josh Williams presented the staff report with a recommendation of approval for the rezoning. He said that District 10 submitted a letter recommending approval, and there were no other letters in support or in opposition.

Ted Benson, 1248 Como Blvd E, St. Paul, said that he has owned the property since 2008. They bought the property out of foreclosure. It was a mess and needed a lot of work. On the first floor they had their consultancy business for several years. In the last few years, they reduced the space they use, and it has been used for a dog trainer service with no overnight stays. Partly due to COVID related issues that business has struggled, and the lease is up at the end of this month. The tenant has given notice and they are not planning to renew their lease at the end of May. For their flexibility of possibilities in the building they have decided to apply for the rezoning so that it could be all residential on the first floor. There is a shortage of affordable housing and small commercial space can be difficult to keep occupied. Their preference is to have either commercial or a mix of commercial and residential, but they want to keep their options open.

In response to Commissioner Edgerton, Mr. Benson said that there is a residential tenant in the upstairs unit, and no residential on the first floor.

The public hearing was closed.

Commissioner William Lindeke moved approval of the rezoning. Commissioner Kristine Grill seconded the motion.

Commissioner Lindeke said that he would like to see staff and community groups work together to try and systematically rezone these traditionally mixed-use areas from B to T zoning.

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

Adopted                      Yeas - 6              Nays - 0              Abstained - 0

Drafted by:                      Submitted by:                      Approved by:

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Samantha Langer  
Recording Secretary

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Josh Williams  
City Planner

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Dan Edgerton  
Chair