

From: [Peggy Reichert](#)
To: [Noecker Councilmember](#)
Subject: 695 Grand Avenue Variances
Date: Tuesday, July 13, 2021 6:05:05 PM

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CM Noecker:

On Thursday, July 15, the Zoning Committee will consider the CUP and variances for the Dixie's redevelopment

The staff report and packet was not available for public review until this morning, July 13 after 10 am and yet the deadline for public comments is Noon tomorrow—July 14. The public gets 26 hours to respond!

After I shared my concern, the staff said they had Benn busy. And then said the comment period would be extended to 4 pm!

So much for encouraging public involvement.

The developer has shown no hardship that would warrant granting a variance for the height or size limits of the footprint established by the Overlay District. There is nothing unique about this property. The fact that it is larger than a single family lot does not make it unique. It is also not true that no development has occurred since the Overlay District was adopted. The Thai restaurant was built across the street. Many stores and shops and turned over, some have even expanded. Peir One is being redeveloped.

The staff report, unfortunately, parrots the developer's arguments and is replete with false statements and subjective opinion, not fact.

The project will not be consistent with all the policies in the Comprehensive Plan. This project is not in harmony with the surrounding area. There is no transition to adjacent residential areas. The project will be totally out of scale with the surrounding area.

This whole process makes no sense. Why deny a rezoning out of the overlay district and then grant unwarranted variances? That is just totally illogical.

Zoom meetings do not allow for very satisfactory public engagement and the rules further completely thwart meaningful public discussion: limiting comments to 2 minutes, not allowing neighbors to pool their time and have one representative speak for all of them, and these deadlines for public input when no staff report has been available...

This is just shameful, and a sham

As a former employee and Planning Director, I am truly disheartened at what St Paul has become.

Please get your house in order.

Respectfully,
Peggy Reichert 617 Goodrich

From: [Peggy Reichert](#)
To: [Butler, Sonja \(CI-StPaul\)](#)
Cc: [Siegworth, Emma \(CI-StPaul\)](#); [Councilmember Rebecca Noecker](#)
Subject: Proposed rezoning 695 Grand
Date: Tuesday, June 29, 2021 10:47:44 AM
Attachments: [St Paul Zoning Committee June 29, 2021 .docx](#)

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Please share my comments with the Zoning Committee

Thank you,
Peggy Reichert
617 Goodrich
St Paul, MN 55102

From: [Peggy Reichert](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [Noecker Councilmember](#)
Subject: 695 Grand Avenue Variances
Date: Wednesday, July 14, 2021 2:32:23 PM
Attachments: [695 Grand-July 14.docx](#)

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Please accept my comments for the public hearing tomorrow on the variances for 695 Grand Ave

Thank you,
Peggy Reichert
617 Goodrich Avenue
St Paul 55102

From: [Peggy Reichert](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [Siegworth, Emma \(CI-StPaul\)](#); [Councilmember Rebecca Noecker](#)
Subject: 695 Grand Avenue Rezoning Proposal
Date: Tuesday, June 29, 2021 10:43:44 AM
Attachments: [695 Grand Avenue Rezoning Proposal.msg](#)

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