

Saint Paul Planning Commission
City Hall Council Chambers, Room 300, 3rd Floor
15 Kellogg Boulevard West

Minutes

April 3, 2026

8:30 - 11:00 a.m.

1. Roll Call

Commissioners Present: Grill, Hackney, Holst, Johnson Becker, Martinson, Presley, and Starling
Commissioners arrived after roll call: Reilly, Taghioff, and Thomas

Staff Present: Yasmine Robinson, Planning Director; Samantha Langer, Planning Secretary;
Spencer Miller-Johnson, City Planner; Nellie Jerome, City Planner; Josh Ladd, City Attorney

2. Approval of Minutes for the March 20, 2026, Planning Commission meeting.

Minutes from March 20, 2026, Planning Commission meeting were approved 6-0-2
(Commissioners Presley and Martinson abstained).

Public Hearing

Information on agenda items being considered by the Planning Commission can be found online
at https://bit.ly/stp_zoning.

**3. 44 Isabel CUP – Conditional use permit (CUP) for outdoor sales in the parking lot of West-Side
Arena at 44 Isabel Street. T2, District Council 3, Ward 2.**

Staff: Chris Hong, 651-266-6572, Chris.Hong@ci.stpaul.mn.us

Chris Hong presented the staff report with a recommendation of approval for the conditional use
permit. She said District 3 made no recommendation and there were no letters in support or
opposition.

Applicants, Vang Yang and Xee Her were available to answer questions and made a brief
presentation on the project.

Commissioner Reilly moved approval of the conditional use permit. Commissioner Starling
seconded. The motion passed by a vote of 10-0-0.

Old Business

4. Green Roof Incentive Scrivener's Error: Proposed Amendment to Section 66.931(f)

Staff: Spencer Miller-Johnson, 651-266-6093, Spencer.Miller-Johnson@stpaul.gov

Spencer Miller-Johnson said no new testimony was submitted and there is nothing new to
report from the last meeting. Commissioner Presley moved to approve the proposed
amendments and to send the item to City Council. Commissioner Martinson seconded. The
motion passed by a vote of 10-0-0.

5. 2025 Planning Commission Annual Report

Staff: Nellie Jerome, 651-266-6648 Nellie.Jerome@ci.stpaul.mn.us

Nellie Jerome said there is nothing new to report since the presentation on March 20, 2026. Commissioner Thomas moved to send the annual report to the Mayor's office and City Council for their review. Commissioner Reilly seconded the motion. The motion passed by a vote of 10-0-0.

New Business

6. Commissioner Reilly asked for updates on major planning projects that have previously come before the Commission, including River's Edge and the Heights. Commissioner Reilly also requested reconsideration of the official newspaper used for public notices, currently the Pioneer Press, with possibly selecting a local publication instead.

Commissioner Holst asked for updates on Accessory Dwelling Units (ADUs) and Single-Family Zoning.

8. **Site Plan Review**

Upcoming site plan review applications may be received for a public hearing and decision by the Planning Commission.

List of Current Applications

Staff: David Eide, 651-266-9088, David.Eide@ci.stpaul.mn.us

Chair Grill provided a list of proposed site plan reviews.
1420 Mississippi River Blvd., new construction

Announcements

9. Planning Commission Chair

Chair Grill said she will not be available for the May 15, 2026, Planning Commission meeting.

10. Planning Director

Yasmine Robinson, 651-266-6642, Yasmine.Robinson@ci.stpaul.mn.us

Yasmine Robinson provided updates on upcoming Planning Commission business and other ongoing projects. This includes work on the 2050 Downtown Plan and its integration with the Comprehensive Plan, as well as upcoming T District Corridor map amendments and bylaw updates. The City Council is set to initiate a sign code zoning study. Additionally, she reported on the PAULIE system and said that past data will be migrated into the new platform to improve reports on citywide data and developments.

Spencer Miller-Johnson added staff is looking at providing an outreach strategy on the Comprehensive Plan study in the summer 2026.

Adjournment

9: 03 a.m.

Recorded and prepared by:
Samantha Langer, Planning Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully Submitted,

Approved May 1, 2026
(Date)

Yasmine Robinson

Yasmine Robinson (May 1, 2026 10:03:14 CDT)

Yasmine Robinson
Planning Director



Jacob Reilly (May 4, 2026 05:45:29 CDT)

Jake Reilly
Planning Commission Secretary










04-03-26 PC Minutes

Final Audit Report

2026-05-04

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