



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

Minutes Friday, March 15, 2024

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 15, 2024 Thursday, March 21, 2024, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes.: Grill, Presley, and Starling
Messrs.: Hackney, Holst, Houmas, Johnson Becker, Martinson, Ortega, Reilly, Risberg, and Taghioff

Commissioners Absent: Mmes: Thomas
Messrs: Hood, Khadar, Moore and Syed

Also Present: Luis Pereira; Planning Director, Karoline Finlay; Planning Secretary, Yasmine Robinson; Current Planning Team Manager, Kady Dadlez, Nellie Jerome, **Lucas** from Planning and Economic Development and Jimmy Shoemaker; Public Works, . Jane McClure from the Highland Villager.

I. Approval of the minutes for the March 1, 2024 Planning Commission Meeting

Commissioner Starling pointed out an error in the date on the minutes.

MOTION: Commissioner Holst moved to approve the minutes from March 1, 2024 with the date correction. The motion was seconded by Commissioner Starling. The motion passed unanimously on a voice vote.

II. Chair's Announcements

Planning Chair Grill had no announcements to share with the commissioners. She did remind the commissioners that today we would be holding a public hearing on the Heights Comprehensive Plan Amendment.

III. Planning Director's Announcements

Director Pereira shared with the commission that there is a bill in the legislature to address missing middle housing. Staff has been working with legislators to make changes to the bill to ensure its effectiveness.

IV. Public Hearing: The Heights Comprehensive Plan Amendment (*Bill Dermody, 651/266-6717*)

Planning Chair Grill opened the public hearing by reading the chair script. She reminded the audience that questions should be posed directly to the chair and the commissioners. Karoline Finlay: Planning Secretary handed the chair the public sign in sheet. There were no names on the sheet for public testimony. The chair then asked for a motion to close the public hearing and refer the Heights Comprehensive Plan Amendment to the Comprehensive and Neighborhood Planning Committee.

MOTION: Commissioner Holst made a motion to close the public hearing and refer the matter to the Comprehensive and Neighborhood Planning Committee. The motion was seconded by Commissioner Reilly. The motion passed unanimously on a voice vote.

V. Zoning Committee

Commissioner Taghioff gave the report for the committee. There were two agenda items at the March 7, 2024 Zoning Committee meeting.

#024-011-658 964 Payne Rezoning – Rezone from H2 residential district to B2 community business. 964 Payne Ave., NE corner of Payne Avenue and Case Avenue H2, District Council 5, Ward 6. (*Christina Hong, 651/266-6572*)

Commissioner Ortega asked why the site was currently zoned residential instead of business? Commissioner Taghioff explained that due to a “historical quirk” it is an “L” shaped site that is dual zoned.

The rezoning of 964 Payne Avenue was approved unanimously on a voice vote.

#024-013-570 1566 University Ave. CUP & Variances (United Villages) – Conditional use permit for maximum building height 75’ allowed, 90’ requested; with variances for front yard setback, entrance drive, above grade window and door openings, building anchoring the corner, structure step backs, and building façade articulation. 1566 University Ave. W., between Snelling Ave. and Pascal St., T4M, District Council 13, Ward 1. (*Kady Dadlez, 651/266-6619*)

Commissioner Taghioff explained the conditional use permit and the first four variances for the site. For the CUP the committee felt that the ask for 90’ building height was within the comprehensive plan as it allowed for building heights at 180’. There are a total of eight variances for the site. There were ten motions in total for the United Village conditional use permit and variances. They are as follows:

MOTION VARIANCE #1: Commissioner moved to approve the first variance was for stepbacks on the Asbury side of the building for a variance of five feet. The motion was seconded by Commissioner. The motion passed unanimously on a roll call vote.

MOTION VARIANCE #2: Commissioner Taghioff moved to approve the second variance was for front yard setbacks. The motion was seconded by Commissioner Starling. The motion passed on a roll call vote with ten commissioners voting in favor and two against (Reilly and Taghioff).

MOTION VARIANCE #3: Commissioner Taghioff moved to approve the third variance was for the entrance drive to occupy more than sixty feet. The motion was seconded by Commissioner Starling. The motion failed on a roll call vote. Eight commissioners voted against the motion to approve variance #3() and four commissioners voted in favor (Grill, Holst, Presley, Starling).

MOTION TO DENY VARIANCE #3: Commissioner Taghioff moved to deny the Zoning Committee's approval of variance #3. The motion was seconded by Commissioner Reilly. The motion passed on a roll call vote of ten in favor and two against (Holst, Starling).

MOTION VARIANCE #4: Commissioner Taghioff moved to approve the fourth variance for the building to be set back and not anchor the corners at University Ave. & Asbury St. and University & Simpson St. The motion was seconded by Commissioner Martinson. The motion passed on a roll call vote of nine in favor and three against (Ortega, Reilly, Taghioff).

MOTION VARIANCE #5: Commissioner Taghioff moved to approve the fifth variance that would allow above grade window and door openings; 8% proposed, 15% required. The motion was seconded by Commissioner Hackney. The motion passed on a roll call vote of six in favor and five against (Hackney, Johnson Becker, Ortega, Reilly, Taghioff).

MOTION VARIANCE #6: Commissioner Taghioff moved to approve the sixth variance to allow window and door openings to comprise 6% of length, 30% required and 9% of area, 50% required on the west facade. The motion was seconded by Commissioner Hackney. The motion passed on a roll call vote of seven in favor and three against (Ortega, Reilly, Taghioff).

MOTION VARIANCE #7: Commissioner Taghioff moved to approve the seventh variance to allow window and door openings to comprise 31% of length, 50% required and 16% of width, 30% required on the east facade. The motion was seconded by Commissioner Martinson. The motion passed unanimously on a roll call vote.

MOTION VARIANCE #8: Commissioner Taghioff moved to approve the eighth variance to allow the east façade as planned without additional building façade articulation. The motion was seconded by Commissioner Martinson. The motion passed unanimously on a roll call vote.

MOTION, CONDITIONAL USE PERMIT: Commissioner Taghioff moved to approve the Zoning Committee's approval of the conditional use permit. The motion was seconded by Commissioner Hackney. The conditional use permit is to allow a building height of 90'. The motion passed unanimously on a roll call vote.

There was a lengthy discussion among the commissioners along with input from Planning Director Pereira regarding the variances for United Village. Several commissioners had questions regarding procedure for a vote and there were also questions surrounding what is allowed under the zoning code and the comprehensive plan. Through all the motions and roll call votes seven of the eight variances and the conditional use permit were approved.

VI. Comprehensive & Neighborhood Planning Committee

Commissioner Holst gave the report for the committee. The committee met last on Wednesday, March 13, 2024. The committee received a presentation from Public Works regarding drive throughs. There will a zoning study that will come before the full Planning Commission in the near future.

VII. Transportation Committee

Commissioner Risberg gave the report for the committee. The committee last met on March 4, 2024. There were three presentations from Public Works: Jackson Street Reconstruction, Dale Street Safety Conversion and the Dale Street Redesign.

Jimmy Shoemaker from Public Works gave the commissioners an update on the Saint Paul Bicycle Plan changes that have occurred since December 23, 2023.

MOTION: Commissioner Risberg made a motion to approve the committee recommendation of the Saint Paul Bicycle Plan to the Planning Commission and to refer the recommendation to the City Council for approval. The motion was seconded by Commissioner Hackney. The motion passed unanimously on a voice vote.

VIII. Communications-Nominations Committee

Director Pereira reported to the commissioners that the annual report has been completed and will be transmitted to the Mayor's office and City Council today.

IX. Task Force/Liaison Reports

None.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

11:06 a.m.

Recorded and prepared by:
Karoline Finlay, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully Submitted,

Approved _____
(Date)

Luis Pereira
Planning Director

Mauricio Ochoa
Planning Commission Secretary