

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

October 3, 2014

8:30 - 11:00 a.m.

I. Approval of minutes of September 5, 2014.

MOTION: *Commissioner Reveal moved approval of the minutes of September 5, 2014. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Directors Announcements

IV. Zoning Committee

STAFF SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

Three items to come before the Site Plan Review Committee on Tuesday, September 30, 2014:

- Frattallone Hardware, expand existing parking lot at 215 Eva Street.
- Surly Brewing, new parking lot at 1051 Westgate Drive.
- Island Station, preliminary meeting about development plans for Island Station at 380 Randolph.

One item to come before the Site Plan Review Committee on Tuesday, October 14, 2014:

- East 7th Street Senior Apartments, new apartment building with 113 units at 720 East 7th Street.

OLD BUSINESS

#14-321-546 Pawn America – Conditional use permit for an alternative financial establishment and pawn shop, with modification of special conditions. 1891 Suburban Avenue.
(*Bill Dermody, 651/266-6617*)

MOTION: *Commissioner Nelson moved an amended version of the staff's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 10-7 (Merrigan, Ochs, Oliver, Reveal, Thao, Underwood, Wencil) on a roll call vote.*

NEW BUSINESS

#14-325-680 HRA – Rezone from R4 One-family residential to T2 Traditional Neighborhood. 619-627 Wells Street between Edgerton and Payne Avenue. *(Bill Dermody, 651/266-6617)*

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried 17-0 with 1 abstention (DeJoy) on a voice vote.*

#14-324-966 John Lenzi – Rezone from B2 Community Business to T2 Traditional Neighborhood. 662 Payne Avenue South of intersection at Beaumont Street. *(Bill Dermody, 651/266-6617)*

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

#14-326-683 Scott Kramer – Conditional use permit for a bed & breakfast residence with 4 guest rooms. 241 George Street West between Charlton and Waseca Street. *(Sarah Zorn, 651/266-6570)*

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

V. Comprehensive Planning Committee

Minor Zoning Text Amendments to Driveway Setback Requirements, Land Use Standards, and T District Uses and Standards – Release for public review and set a public hearing for November 14, 2014. *(Jamie Radel, 651/266-6614)*

MOTION: *Commissioner Merrigan moved on behalf of the Comprehensive Planning Committee to release the draft for public review and set a public hearing on November 14, 2014. The motion carried unanimously on a voice vote.*

VI. Ford Site: Rezoning, preliminary master plan, and other project work for 2014-2015 – Informational presentation by Merritt Clapp-Smith, PED. *(Merritt Clapp-Smith, 651/266-6547)*

VII. Neighborhood Planning Committee

VIII. Transportation Committee

IX. Communications Committee

X. Task Force/Liaison Reports

XI. Old Business

XII. New Business

XIII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.