Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Steering Committee Meeting – 8:00 a.m., Room 41

Agenda

January 21, 2011
8:30 – 11:00 a.m.

Christopher B. Coleman,
Mayor

Saint Paul
Planning Commission

Chair

First Vice Chair
Jon Commers
Second Vice Chair
Barbara A. Wencl
Secretary
Marilyn J. Porter

Pat Connolly
Anthony Fernandez
Gene Gelgelu
Bree Halverson
Richard Kramer
Paula Merrigan
Gaius Nelson
Anthony Schertler
Robert Spaulding
Terri Thao
Jun-Li Wang
Daniel Ward II
David Wickiser
Roxanne Young

Planning Director
Donna Drummond

I. Swearing in of New Commissioners

II. Approval of minutes of January 7, 2011

III. Chair's Announcements

IV. Planning Director's Announcements

V. PUBLIC HEARING: Highland Village Zoning Study – Item from the Neighborhood Planning Committee. *(Merritt Clapp-Smith, 651/266-6547)*

VI. Zoning Committee

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

NEW BUSINESS

#10-939-250 Michael and Jean Hafner – Re-establishment of nonconforming use as a duplex. 1133 Payne Avenue between Geranium and Jessamine. *(Josh Williams, 651/266-6659)*

#10-939-012 Catholic Charities – Conditional Use Permit for temporary overnight shelter with modification of distance requirement from overnight shelter for women (Dorothy Day Center), emergency housing (Mary Hall) and community residential facility (located in St. Joseph's Hospital). 215 Old 6th Street, NE corner at Main. *(Luis Pereira, 651/266-6591)*

VI. Annual Meeting

Planning Director's report on achievements during 2010 and goals for 2011. *(Donna Drummond, 651/266-6556)*

Report of the Nominating Committee and Election of Officers.

VIII. Comprehensive Planning Committee

IX. Neighborhood Planning Committee

X. Transportation Committee

XI. Communications Committee

XII. Task Force Reports

XIII. Old Business

XIV. New Business

XV. Adjournment

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

Saint Paul Planning Commission & Heritage Preservation Commission

MASTER MEETING CALENDAR

WEEK OF JANUARY 17-21, 2011

Mon (17) **MARTIN LUTHER KING DAY – OFFICE CLOSED**

Tues (18) **(NOTE TIME CHANGE)**

3:30-5:00 p.m.	**Comprehensive Planning Committee** *(Penelope Simison, 651/266-6554)*	**Room 1106 – CHA** 25 Fourth Street W.

Continuing discussion of Central Corridor Zoning Study issues.

Weds (19)

Thurs (20)

Fri (21)

8:00 a.m.	**Planning Commission Steering Committee** *(Donna Drummond, 651/266-6556)*	**Room 41 City Hall** Conference Center 15 Kellogg Blvd.
8:30-11:00 a.m.	**Planning Commission Meeting** *(Donna Drummond, 651/266-6556)*	**Room 40 City Hall** Conference Center 15 Kellogg Blvd.

PUBLIC HEARING: Highland Village Zoning Study – Item from the Neighborhood Planning Committee. *(Merritt Clapp-Smith, 651/266-6547)*

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

NEW BUSINESS

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(Josh Williams, 651/266-6659)

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(Luis Pereira, 651/266-6591)

Annual Meeting ..... Planning Director's report on achievements during 2010 and goals for 2011.
(Donna Drummond, 651/266-6556)

Report of Nominating Committee and Election of Officers.

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

Minutes January 7, 2011

A meeting of the Planning Commission of the City of Saint Paul was held Friday, January 7, 2011, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Halverson, Merrigan, Thao, Wang, Wencl; and Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson, Schertler, Spaulding, Ward, and Wickiser.
Commissioners Absent:	Mmes. *Donnelly-Cohen, *Porter, and *Young. *Excused
Also Present:	Donna Drummond, Planning Director; Patricia James, Allan Torstenson, Luis Pereira, Christina Morrison, Josh Williams, Anton Jerve, Jessica Rosenfeld, Emily Goodman, Colleen O'Dell, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes December 3rd and December 17, 2011.

MOTION: ***Commissioner Alton moved approval of the minutes of December 3, 2010. Commissioner Wickiser seconded the motion. The motion carried unanimously on a voice vote.***

MOTION: ***Commissioner Thao moved approval of the minutes of December 17, 2010. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.***

II. Chair's Announcements

Commissioner Kramer read a resolution thanking Chair Donnelly-Cohen for her service on the Planning Commission.

MOTION: ***Commissioner Kramer moved approval of the resolution honoring Chair Donnelly-Cohen. Commissioner Alton seconded the motion. The motion carried unanimously on a voice vote.***

Acting Chair Commers read a resolution thanking Commissioner Alton for his service on the Planning Commission.

MOTION: ***Commissioner Commers moved approval of the resolution honoring Commissioner Alton. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.***

III. Planning Director's Announcements

Donna Drummond said that four new planning commissioners will be sworn in at the January 21st meeting, and that two were present today in the audience - Trevor Oliver, an attorney with Kelly and Lemmons, and Christopher Ochs, who has a background in Landscape Architecture. The other two people who will be joining the commission are: Julie Perrus, an attorney with Larkin, Hoffman, Daly and Lindgren, and Elizabeth Reveal, who is retired but has a very lengthy and outstanding career of public service. There will be an orientation for the new commissioners next Friday, January 14, 2011 from 8:30 a.m. – 10:00 a.m. in room 41 of City Hall, and any of the current commissioners who are interested are welcome to attend.

IV. Zoning Committee

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

None.

NEW BUSINESS

#10-932-130 Hamline University (University Center) – Modification of building setback standard for colleges in residential districts and variance of off-street loading/unloading standards to allow maneuvering in public right-of-way. 774 Snelling Avenue North, NE corner of Snelling at Englewood. *(Josh Williams, 651/266-6659)*

Commissioner Kramer explained that the main issue the committee discussed was the off-street parking and loading issue. The new construction replaces an existing loading area now located next door. The off-street loading area will only be used once a day six days of the week in the morning hours. Based on the testimony and site plan the committee concluded that it was an appropriate variance and modification for the project. The long term master plan for the campus anticipates further redevelopment that may result in a closure of Englewood, which would make the on-street loading issue much less significant.

Commissioner Spaulding asked Commissioner Nelson to address his vote against the application.

Commissioner Nelson said that there were several concerns he had, including that the truck movements take up a lot of the street. In his opinion, this loading dock is not similar to what Hamline already has in place, which is nonconforming. Directly adjacent to this loading dock is the sole entrance and exit from a 110 car parking garage. And it is also twice as close to the intersection of Snelling as the old loading dock, and is in a more congested area - across the street from a Super America gas station. He was also concerned that the site plan associated with the variance in no way recognizes the fact that, according to the master plan, Sorin Hall will be demolished. They are utilizing the street as though it were vacated without actually having that in place. He stated that in his opinion it would have taken very little change in the site plan to meet the requirements without a variance.

Commissioner Connolly asked if this situation is in any way analogous to Macalester Center on Grand and Snelling, where the loading dock is actually on Snelling, and is that situation working or not working.

Josh Williams, PED staff, said that he has not heard one way or the other whether the Macalester loading dock is problematic. That project did not go through the same review because it did not require a conditional use permit or a variance to his knowledge.

MOTION: ***Commissioner Kramer moved the Zoning Committee's recommendation to approve the modification of building setback standard and variance subject to additional conditions. The motion carried 15-1 (Nelson) on a voice vote.***

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, January 13, 2011.

Commissioner Merrigan stated that, regarding the previous case, she had asked whether a TDM plan was prepared. Mr. Williams had told her that there is a separate parking requirement for colleges and universities. Commissioner Merrigan suggested that staff review the parking regulations for colleges and universities when they add a significant amount of parking and include some kind of requirement for a TDM plan. The impact on traffic is potentially high, and that should be considered as part of the discussion.

Josh Williams, PED staff, added that typically a Transit Demand Management Plan (TDM) is required when over 100 parking spaces are added, but that is usually a discrete facility such as a business or retail development. In the case of a college, one building on the campus cannot be considered separate from the rest of the campus because that is not how a campus functions. The larger question is whether we should have a TDM plan requirement for colleges and universities.

Commissioner Kramer said the case that the committee had before it was the modification of the setback and variance for maneuvering. The Committee talked about a TDM plan and its relevance, but there was not an application for that before the Committee.

Patricia. James, PED staff, stated that it might be a good idea to revisit the college parking issue and look at alternatives that colleges may put in place to lessen the number of cars that are required to be accommodated on their campuses.

Acting Chair Commers agreed that Commissioner Merrigan's point was a good one and suggested further discussion about how to address this on a policy level in the future.

V. Comprehensive Planning Committee

Acting Chair Commers said that the committee would be meeting Jan. 11th and 18th to consider the testimony received in the hearings on November 19th and December 3rd for the Central Corridor Zoning Study.

Donna Drummond, Planning Director, said staff is hoping that the committee can meet three weeks in a row. The meeting January 11th will focus on potential changes to the zoning map.

VI. Neighborhood Planning Committee

St. Anthony Park Como 2030 Plan and Zoning Study – Approve resolution recommending to the Mayor and City Council adoption of the plan and approval of the proposed property rezonings. *(Allan Torstenson, 651/266-6579 and Colleen O'Dell, 651/266-6708)*

Commissioner Nelson thanked the committee and everyone for their diligence on this. He was vice chair for the small area plan and the neighborhood has been looking forward to having this passed for awhile. They look forward to an affirmative vote.

MOTION: ***Commissioner Wencl moved on behalf of the Neighborhood Planning Committee to approve the resolution recommending that the St. Anthony Park Como 2030 Plan and Zoning Study be adopted by the Mayor and City Council. Commissioner Nelson seconded the motion. The motion carried unanimously on a voice vote.***

Commissioner Wencl announced the next Neighborhood Committee meeting on Wednesday, January 12th has been cancelled.

VII. U.S. Census Bureau's American Community Survey – Informational presentation by Jess Rosenfeld, Planning staff. *(Jessica Rosenfeld, 651/266-6560)*

Jessica Rosenfeld, PED staff, gave an informational presentation about the U.S. Census Bureau's American Community Survey (ACS). The ACS is a yearly survey, sent out for the first time in 2000, which is sent to 2 million households every year, and the results are estimates with margin of error. The ACS replaces the long form of the decennial census, and is the U.S. Census Bureau's attempt to gather demographic information more frequently, but from a smaller group of people. Initially, one-year estimates were only available for areas with populations of 65,000 or greater. With every new survey there is more data that can be used to make estimates for smaller and smaller geographic areas. The most recent ACS is exciting for us because the new five-year (2005-2009) estimates are available at the Census tract level for the first time. The ACS covers a huge amount of information. It's an 11-page survey that asks about age, race, ethnicity, income, education, commuting habits, ancestry, housing facilities, etc.

Saint Paul's 2005-2009 estimated population is about 280,000 which is down a little from 2000 when it was 287,000. It is an estimate, however, and we will have to wait for 2010 Census information for real numbers.

Ms. Rosenfeld showed tables comparing selected data for Saint Paul, Minneapolis, Roseville, Maplewood and Bloomington. Saint Paul has the lowest median age and is the most diverse. Saint Paul's households are wealthier then Minneapolis, but not well off as Bloomington. Saint Paul has the most non-family households and the highest percentage of people with less than a ninth-grade education. Saint Paul has the highest foreign-born population and the highest percentage of households that speak a language other than English. Saint Paul has the lowest median housing value and the highest number of households paying a high percentage of their income toward rent.

Ms. Rosenfeld showed how to access ACS data from the American Factfinder web site (http://factfinder.census.gov) and the Metropolitan Council's Community Profiles page (http://stats.metc.state.mn.us/profile/), and how to display ACS data in maps on the NY Times

(http://projects.nytimes.com/census/2010/explorer) and Social Explorer (http://www.socialexplorer.com/pub/maps/home.aspx) Web sites. She also distributed a sheet with selected 2005-2009 American Community Survey data for Saint Paul, Downtown and other metro-area cities.

Commissioner Schertler stated that it would be interesting to use data to research where in the past we have made assumptions that growth would occur because we made infrastructure improvements or assumptions about what people are going to do.

Ms. Rosenfeld said that we have had the opportunity in doing the Comprehensive Plan to try and connect demographic trends and future land use decisions to some extent. The ACS data presents a great opportunity for further research and analysis, but it is hard to find exactly what you want if you do not know what you are looking for.

VIII. Transportation Committee

Commissioner Spaulding said the next meeting on Monday, January 10th has been cancelled.

IX. Communications Committee

Commissioner Thao announced that immediately after the Planning Commission meeting today the Communications Committee will meet here in this same room.

X. Task Force Reports

Commissioner Wickiser reported that the Cesar Chavez Small Area Plan Task Force has been meeting and there are going to be three public meetings coming up. There are a lot of interesting dynamics regarding the three sites that they are talking about. They have been meeting for about six months now and have not given a specific report as of yet, but there will be much to report in the coming months.

Commissioner Spaulding announced that there is a public hearing on Red Rock Station Area Planning next Thursday, at 6:30 p.m. at the Battle Creek Recreation Center to discuss Lower Afton.

Commissioner Spaulding also announced that the Nominating Committee has recommended four commissioners for the Planning Commission leadership positions and they are: Jon Commers, Chair; Barbara A. Wencl, First Vice Chair; Paula Merrigan, Second Vice Chair; and Anthony Fernandez, Secretary.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 9:42 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

Donna Drummond
Planning Director

Approved _____
(Date)

Marilyn Porter
Secretary of the Planning Commission

PED\butler\planning commission\minutes\January 7, 2011

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE
TUESDAY Jan 18, 2011
2nd Floor Conference Room
375 Jackson Street, Suite 218

Time	Project Name and Location
9:30	Max It Pawn Renovation of existing building, parking, and site work 2585 West 7th

To Applicants:

You should plan to attend this meeting.
At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

Parking
Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson.

To see a map of additional nearby parking ramps go to
http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html

If you have any questions, please call Mary Montgomery at 651-266-9088.

DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT
Cecile Bedor, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: January 14, 2011

TO: Planning Commission

FROM: Zoning Committee

SUBJECT: Results of January 13, 2011 Zoning Committee Hearing

NEW BUSINESS

		Recommendation: Staff	Recommendation: Committee
1.	**Michael Hafner and Jean Hafner (10-939-250)** Re-establishment of nonconfoming use as a duplex	Approval with conditions	Approval with conditions (8 - 0)

Address: 1133 Payne Ave
between Geranium and Jessamine

District Comment: District 5 made no recommendation

Support: 1 person spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

		Recommendation: Staff	Recommendation: Committee
2.	**Catholic Charities (10-939-012)** Conditional Use Permit for temporary overnight shelter with modification of distance requirement from overnight shelter for women (Dorothy Day Center), emergency housing (Mary Hall) and community residential facility (located in St. Joseph's Hospital)	Approval	Approval with conditions (8 - 0)

Address: 215 Old 6th St
NE corner at Main

District Comment: District 17 made no recommendation

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, January 13, 2011 3:30 P.M.
City Council Chambers
Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF DECEMBER 30, 2010 ZONING COMMITTEE MINUTES

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

NEW BUSINESS

1 **10-939-250 Michael Hafner and Jean Hafner**
Re-establishment of nonconfoming use as a duplex
1133 Payne Ave, between Geranium and Jessamine
B2
Josh Williams 651-266-6659

2 **10-939-012 Catholic Charities**
Conditional Use Permit for temporary overnight shelter with modification of distance requirement from overnight shelter for women (Dorothy Day Center), emergency housing (Mary Hall) and community residential facility (located in St. Joseph's Hospital)
215 Old 6th St, NE corner at Main
B5
Luis Pereira 651-266-6591

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.