

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, July 15, 2021 - 3:30 p.m.**

PRESENT: Baker, Grill, Hood, Reilly, Syed, and Taghioff  
EXCUSED: DeJoy and Rangel Morales  
STAFF: Emma Siegworth, Grace Bubel, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Baker. He stated that the chair of the Planning Commission had determined that due to the COVID-19 pandemic it is neither practical nor prudent for the Zoning Committee to meet in person, and therefore the meeting was being conducted remotely, with all members of the Zoning Committee attending the meeting remotely. The public is also able to join the meeting remotely and can speak during the public hearing portion or submit comments by noon on the day before the meeting.

**695 Grand CUP with variances - 21-269-061 - Conditional use permit for 59' 10" building height. Variances for front setback from Grand Avenue (10' maximum, 18' proposed for middle section of the building), building footprint (25,000 sq. ft. maximum, 30,500 sq. ft. proposed), total building size above ground, including parking (75,000 sq. ft. maximum, 124,000 sq. ft. proposed), and building height (three stories and 36' maximum, five stories and 59' 10" proposed). 695 Grand Avenue, NW corner at St. Albans Street**

Emma Siegworth presented the staff report with a recommendation of approval with conditions for the conditional use permit & variances. She said District 16 recommended approval, and there were 63 letters in support, and 122 letters in opposition and a petition submitted with 446 signatures counted using an Excel spreadsheet.

In response to Commissioner Syed, Mr. Torstenson said there is a building height standard that says new buildings of two or more stories are encouraged and if there are one story buildings, they should be designed to convey an impression of greater height. He said that the T3 district has a specific height minimum of 25 feet.

Commissioner Reilly submitted a list of questions that he knew couldn't be answered immediately but asked that they be researched. The questions pertaining to the development included the rationale for the differing heights along the north property line and the average height of the building. The questions pertaining to proposed projects in the East Grand Overlay District included how many conversations developers have had with City staff in Planning and Economic Development (PED) or the Department of Safety and Inspections (DSI) over the last fifteen years. The questions pertaining to proposed development across the city included how many housing proposals have come to City staff between 2013 and today and how many have not been realized into a project, how many applications or permits for mixed use structures have been filed with the City, and how many buildings have been built since 2013 in similar zoning districts or T3 or T2, not including Snelling, University, Dale or other streets with a right of way greater than 60 feet.

In response to Commissioner Reilly, Ms. Siegworth said that the drawings indicated the height of the first floor at Grand and St. Albans was 15 feet. Ms. Siegworth said she has been with the City for two years and she can think of two proposals, one at this site and one at Avon and Grand that never made it to the zoning application phase. She will do further research on the other questions submitted.

Ari Parritz, 1026 Portland, Saint Paul, said they are excited to offer something new, innovative, and dynamic to this part of Saint Paul. At the end of the extensive engagement process, the Summit Hill Association (SHA) conditioned their broad support for the project on the restructuring of the application to seek variances to the EG East Grand Avenue Overlay rather than seek a rezone out of the Overlay. This measure was designed to keep the Overlay substantially intact until the SHA could consider its future on their own schedule and shifting the review of the City from legislative to quasi-judicial. As they considered the test for demonstrating practical difficulty, they determined the project reasonably met the test they knew they would be subject to and they agreed to modify their approach.

Carol Lansing, Attorney of Faegre Drinker Biddle & Reath, 90 S 7<sup>th</sup> Street, Minneapolis, said she would like to focus on two criteria in the staff report for the requested variances including practical difficulties due to unique circumstances and consistency with the intent of the zoning code. The fundamental practical difficulty for redeveloping this lot is the incongruity between many policies of the 2040 Comprehensive Plan and the restrictions of the East Grand Overlay District. Incongruity between the City's Land Use Policies and its zoning ordinances has been held to be a practical difficulty that is a unique circumstance with respect to particular property for other projects. Last year, the Commission approved a FAR variance for development on West Seventh Street. The Commission found there was a practical difficulty based on unique circumstances in complying with the FAR limit of the T3 district because the Comprehensive Plan and the District 9 Plan called for mixed use high-density development on that site and because mixed use requires more floor area than a single use building. Those same policy factors apply to 695 Grand. A similar example was found in Minneapolis where the Court of Appeals upheld a finding of practical difficulty due to unique circumstances for an FAR variance for a project on a site that was under the policies of the Minneapolis Comprehensive Plan and guided for higher density than allowed with strict compliance of the underlying zoning ordinances. Variances have also been granted before when they allow for better arrangement of uses on the site or a better combination of uses. If strict compliance is required, there would need to be an elimination of features of the project. The conflict between the Comprehensive Plan and Overlay also apply uniquely to this site because it is substantially larger than the majority of lots along Grand Avenue and is on a prominent corner for which redevelopment is important. The building footprint and floor area limits would not impede development on smaller lots. It also is not possible on smaller lots, but is possible because of the size of this lot and its corner location to mitigate the impact of greater height through design of the building and setbacks. Regarding consistency with intent of the zoning code, the Commission supported the rezoning to T3 that supports greater density and mix of uses than achievable without variances from the Overlay standards. They have proposed variances that are consistent with the underlying intent of the East Grand Overlay, which they understand is to ensure that development along East Grand Avenue creates an enhancement of pedestrian character and experience, fosters local businesses and discourages big box chain stores. Any variance means you aren't complying with standards, but that does not mean a variance is inconsistent with the intent of the code and in this case, it is consistent with the intent of the East Grand Overlay.

Ari Parritz said that while economic consideration alone are not practical difficulties, the economics of a project are fundamentally a part of each variance application. In this case, they know that the 2040 Comprehensive Plan and the District Plan share a variety of common features that they feel the project strongly executes including more density, more businesses on

Grand, improved pedestrian experience, good design, attractive and durable materials, compatibility between with existing buildings, appropriate parking and improving neighborhood safety. A building shorter and smaller than what we have proposed would carry with it trade-offs which included residential units replacing all of the retail space on the ground level which doesn't comply with the mixed use guidance, less high quality materials, design quality would suffer resulting in partially above ground parking, fewer building setbacks on all sides, and they would likely not be able to have the outdoor plaza and seating, a U-shaped building and they wouldn't be able to have as many large units. The requests they have received throughout the community engagement process have been achieved to the best of their ability.

Bob Loken, ESG Architecture, 500 S Washington Avenue, Minneapolis, explained that the building fit the local context in terms of height, massing and setbacks. He referred to Traditional Neighborhood Design Guidelines, Item 5, *Use established building facade lines. New buildings shall relate to the established building facade line on the block where they are located. On most nonresidential or mixed use blocks, this is the inside edge of the sidewalk. For corner buildings, each facade that fronts a public street shall maintain the established building facade line. Portions of the facade may be set back a greater distance to emphasize entries or create outdoor seating and gathering areas.* He displayed the Context Plan slide in their presentation to demonstrate their design and the context within the neighborhood. He noted established façade lines of several buildings including: the building to the south on the corner of Grand and St. Albans, which has a significant setback from Grand Avenue, but a zero lot line setback on St. Albans Street S; the building directly across the street with a zero lot line setback on both Grand Avenue and St. Albans, which is true with most commercial and mixed use buildings in this area; and north of Grand he noted two residential buildings on St. Albans that both have a zero lot line setback. Behind 695 Grand, across from the alley, the context changes and it becomes more of a residential character. He displayed a Google maps view of the alley to the east of 695 Grand that shows two buildings with a zero lot line setback from the alley and the established character is that multi-story residential buildings come right up to the street and the alley. Along Grand Avenue, the building responds primarily to the commercial character and on St. Albans, the building is responding to two characteristics, the Grand Avenue commercial character and to the residential character north of the alley. The building has a three-foot setback adjacent to Grand Avenue and in response to the townhomes to the north, the building steps back to meet that setback of the townhomes. He said this is a much larger site than most in this area and the strategy was to emphasize building volumes that duck into the site and the size and shape of those volumes relate closely to the existing multi-story apartment buildings in this area. They are separated by a very large recess and the setback helps to break up the mass of this building, which appears to be two separate buildings. Mr. Loken reviewed the changes since the beginning of neighborhood engagement. They increased the setback along St. Albans, increased street activation along Grand Avenue that minimizes garage entry and curb cuts, added a fourth retail space, relocated the residential fitness area to street level, additional articulation of the building façade, unexcavated area in the lower level garage, and relocated commercial delivery access from the alley to Grand Avenue.

Joel Hauck, ESG Architecture, 500 S Washington Avenue, Minneapolis, was available for questions.

In response to Commissioner Reilly, Mr. Parritz said the building needs to generate a certain level of economic output to be a viable entity. If they removed a story from this project, they would remove the commercial spaces because residential spaces are more valuable than retail space. They could build a fully residential building and it is allowed it would not meet the intent of the 2040 Comprehensive Plan that designates Grand Avenue to be a mixed-use corridor. They think having a mix of uses in the building was essential and 100% residential would not have done anything to enhance the vitality of Grand Avenue. The preservation of two restaurants as well as two additional retail spaces is something they felt could not be sacrificed.

Beth Sternitzky, 977 Goodrich Avenue, Saint Paul, spoke in support. She said this project is well thought out and Grand needs more housing and business. All building projects going up around town are five and six story buildings and that is the future; she wants to continue to move forward.

Peter Rhoades, 1879 Rome Avenue, Saint Paul, spoke in support. He serves on the board of the SHA as President and he is representing the District Council and their support of the project. They spent a lot of time meeting with the developer and neighbors and because of all the feedback and tradeoffs, the Board agreed to support the CUP and variances. They didn't want this to be an indication of an opinion on the East Grand Overlay District or where they want that to go. We plan on addressing it in the next year.

Sherry Johnson, 820 Osceola Avenue, Saint Paul, spoke in support. She said she is on the SHA Board, but her comments today are personal. Communities need to be welcoming and adaptable to be able to grow. Grand is on the decline and we need to welcome new growth.

Magda Zapp, 366 Ramsey Street, Saint Paul, spoke in support. She thought the project was well thought through and she appreciates the changes and adaptability by the developer. It is a sustainable project that will invite other projects to this area. Grand Avenue is wonderful, but there are certain spots that have diminishing quality. The additional residents will help Grand Avenue businesses flourish.

Dan Marshall, Mischief Toy Store, 818 Grand Avenue, spoke in support. We need a strong neighborhood with a lot of density. This development is exactly what retail and restaurant businesses on Grand Avenue need to survive. Climate change is real and the best thing we can do to address that is to build density in transportation corridors.

David Kratz, 6418 46 Avenue N, Minneapolis, spoke in support. He said until about two months ago he was at 1049 Goodrich and was on the SHA Board. He has been engaged with the project from the start. The developer has done a lot of engagement with the neighborhood and they have incorporated design changes into the project when they could but have been clear about the underlying economic feasibility of the height. This is a needed development on Grand Avenue. The neighborhood is 50/50 with homeowners and renters, and through a survey, they found most renters want to see the Overlay District removed or changed. He said to take into consideration the nature of public engagement and those in opposition tend to get more involved.

Jeremy Ordemann, 27 St. Albans, Street S, spoke in opposition. He said he supports development, but the requested variances for height, setback, and lack of transition will result in a significant negative impact to his family's life. The shadow studies clearly show that the variances will result in the building casting a shadow over his home for a majority of the year. Zoning guidelines should not just protect neighborhoods; they should protect neighbors and true progress doesn't come at the expense of people.

Margaret Gadiant, 809 Lincoln Avenue, Saint Paul, spoke in opposition. She supports development, but the variances and CUP are not appropriate to the area. The East Grand Avenue Overlay District was meant to provide a balance between the needs of businesses and residents as well as design standards to support the historic character of the Avenue. That is what attracted business and people and it has supported businesses and naturally occurring affordable housing. This project would be a game changer for the Avenue leading to demolitions and displacement and deterioration of the historic charm.

Rosalyn Goldberg, 1023 Grand Avenue, Saint Paul, spoke in opposition. This development proposal is far out of compliance and obviously outside of what is acceptable on Grand Avenue. There are too many exceptions needed to make it work and it is out of balance with the rest of the neighborhood. The developers knew they were out of compliance and never intended to follow the zoning regulations. This will set a dangerous precedent for Grand Avenue.

Shannon O'Toole, 223 Avon Street South, Saint Paul, spoke in opposition. The 695 Grand project fails to comply with the 2040 Comprehensive Plan. Housing goal 3 states that the plan seeks to provide fair and equitable access to housing for all City residents. Policy H16 states that the plan aims to increase housing choices across the City to support economically diverse neighborhoods by pursuing policies and practices that maximize housing and location choices for residents of all income levels. The project fails to promote this policy and will lessen the neighborhood's naturally occurring affordable housing. The project jeopardizes lower density apartment buildings and puts pressure on rents in the area that will displace less economically secure residents. Allowing luxury housing to exceed design standards and building regulations will create enormous incentives for the demolition of existing smaller building and will violate Policy H45 which supports the preservation and maintenance of historic housing stock as an affordable housing option.

Hillary Parsons, 42 St. Albans Street, Saint Paul, spoke in opposition. The variances are not consistent with the Summit Hill District Area Plan, specifically policies H9, H12, and G6. The mass and height of this proposal are out of character and do not respect the historic nature of the neighborhood. This project will decrease the affordability of existing housing. This area has intense use of on-street parking by current land uses. She referenced the survey and said the actual numbers of the poll, which represented 9% of the Summit Hill area, said that the Grand Avenue Overlay was valuable and needed no change and 28% thought it was valuable, but needs some changes. Several of the voting members of SHA are nonresidents and members who were close to the project were not allowed to vote.

June Ofstedal, 24 Sonoma Street S, Saint Paul, spoke in opposition. She said introducing so many people will overwhelm the transportation infrastructure. Grand is not equipped for this

many people at this time. She is also concerned about rents and parking in the area and this project may not be as inclusive as some might hope.

Linda Makinen, 24 St. Albans Street, Saint Paul, spoke in opposition. This request increases the height by 60%, footprint by 22% and mass by 65% over what the Overlay allows. Despite the many neighborhood concerns, the developer decided to add another 3.5 feet and the increase was arbitrary. Adding unnecessary ceiling height and added amenities increased the mass. The Summit Hill Plan states that additional setbacks are not a tradeoff for additional height. The proposed height and mass of this building does not respect the goals of the neighborhood.

Sonja Mason, 21 St. Albans Street, Saint Paul, spoke in opposition. She said that neighbors do want more affordable housing and middle housed pricing. We do not want more high-density luxury boxes. We need missing middle density projects and can deliver housing at middle price points. We need housing that people can afford, to prevent displacement caused by oversized luxury developments and to preserve naturally occurring affordable housing.

Lori Brostrom, 710 Summit Avenue, Saint Paul, spoke in opposition. She said that the Overlay has not impeded the vitality to East Grand Avenue and was almost fully rented despite the pandemic. The East Grand Overlay has not lost support with the neighborhood. A survey done earlier this year with over 500 responses showed that support is at 54%. This is mirrored in the hundreds of letters and a signed petition opposing this project as presented. The Overlay calls for nothing more than T2 zoning to support dimensional standards. Two weeks ago, while affirming the validity of the East Grand Overlay District, this body also voted to allow T3 zoning for this one location. The zoning code Section 66.344 states previous plans and preexisting City approved plans such as small area plans prepared for the site shall be incorporated as appropriate while preparing any development plans for T3 and T4. T3 zoning is grossly inappropriate for this site.

Marit Kucerra, 30 St. Albans Street, Saint Paul, spoke in opposition. The proposed development will alter the essential character of the surrounding area. Instead of incorporating itself into the neighborhood, this will be a hulking structure with virtually no green space. Public infrastructure and services will be overburdened. Saint Albans is the proposed entry/exit for 70 cars in underground parking and the exit for 30 ground level parking. At 20 to 45 feet taller than any building in the adjacent area, this project will overpower the area. It will jeopardize the features that Grand Avenue is well known for, and it does not add affordable housing.

Gary Todd, 682 Summit Avenue, Saint Paul, spoke in opposition because it goes against the guidelines of the East Grand Overlay District. This does not preserve the character of the neighborhood. He does not think that the SHA's vote represented the neighborhood for a few reasons: the SHA's President does not live in the neighborhood; there are five new members who have been on the Board for less than two months; Board members who lived within 350 feet were not allowed to vote; and they refused to allow the results of a petition opposing the project to be factored into the vote.

Shandon Halland, 720 Summit Avenue, Saint Paul, spoke in opposition because the lack of inclusion of affordable housing. The developers have said the rents on the units will be between \$1400 and \$2750 plus a \$175 car stall rental. The Minnesota Housing Partnership said the

average rent around the Summit Hill area being around \$900 range. The 2040 Comprehensive Plan that seeks to increase housing choices to support economically diverse neighborhoods by pursuing policies and practices that maximize housing and location choices for residents of all income levels. He is surprised that a smaller building couldn't be proposed considering how expensive the rents are going to be at the property.

Annie Halland, 720 Summit Avenue, Saint Paul, spoke in opposition. She opposes this project because it further concentrates the wealth and does nothing to advance affordability. This project is too large and out of character. For the City to consider approving such a overstep of the current zoning laws, she would expect there to be a goal that is being advanced such as affordability, but that is not the case. She does not understand granting variances for luxury-priced housing.

Nancy Vanderheider, 1075 Ashland Avenue, Saint Paul, spoke in opposition. She moved here due to the quaint and charming nature of Grand Avenue. She feels like the developers have made some superficial changes, but it doesn't address affordability and the density. The purpose of the 2040 Comprehensive Plan is to protect the neighborhood and there is no point in having guidelines if they are going to be ignored when a deep-pocket developer has a plan.

Tom Patterson, 703 Linwood Avenue, Saint Paul, spoke in opposition. This is a massive building and would be a huge visual change to Grand Avenue. It is not justified under the zoning code. This project is rendering zoning meaningless by having such a drastic change.

Howard Quinlan, 223 South Avon, Saint Paul, spoke in opposition. From experience, he has a fair understanding of the complexities and challenges Grand Avenue developments. He embraces new development and thinks it is vital, but it needs to be prudent, thoughtful, and reasonable. This project violates every element of the various guidelines that have been set.

Jonathan Mason, 21 St. Albans, Saint Paul, spoke in opposition because this proposal violates both the letter and the spirit of the zoning code as well as Minnesota law. He said that when you go up in size, cost per square foot doubles and you need to have expensive units. Building smaller allows for affordable units. This building is designed first and foremost to benefit the owners and not Saint Paul.

Peggy Reichert, 617 Goodrich, Saint Paul, spoke in opposition. She said that on July 1, the Zoning Committee denied the rezoning out of the Overlay and the rationale was that it would not be consistent with the Summit Hill District Neighborhood Plan. Now you are considering variances that would have the same effect as the rezoning that was rejected. The Summit Hill Plan is still in effect and it would be illogical and inconsistent for the Zoning Committee to now recommend variances from the East Grand Overlay. It is not consistent with many 2040 Comprehensive Plan policies that call for compatibility of new development and transition between uses. There is nothing unique about this property that causes the landowner's plight. It is not located on a prominent corner.

Phil Grant, 669 Grand Avenue, Saint Paul, spoke in opposition because this would be a visual blight to the neighborhood.

Pamela Bensen, 682 Summit, Saint Paul, spoke in opposition because it would alter the essential character of our historic neighborhood. This project threatens to introduce fast casual architecture that is used frequently in high transit corridors across the metro area. Because the proposal does not transition to the adjacent lower density residential areas, it compromises the nature of the area by its five-story height. To build it, they are asking to throw out current zoning codes contained in the East Grand Overlay District, which were designed to protect the local treasures.

Kate Wenger, 818 Goodrich, Saint Paul, spoke in opposition. She said the City received a letter that identified more variances that would need to be applied for, including an off-street loading requirement and dimensional standards stipulating the height and setback requirements along the alley and St. Albans Street. The development does not meet the required transitional neighborhood design standards established by the City of Saint Paul and they must be met unless the applicant can demonstrate that there are circumstances unique to the property that make compliance impractical or unreasonable. There is more specificity when they talk about transitions in density and that they should be managed through careful attention to building height, scale, massing, and solar exposure.

Susan St. John, 25 St. Albans, Saint Paul, spoke in opposition because she wants to keep Saint Paul unique. Saint Paul created guidelines to protect historical neighborhoods. Through careful remodeling restrictions, we have repurposed buildings and have allowed only careful transitions for new architecture to blend aesthetically with prized architecture that has been so well protected in Saint Paul.

Philip Rickey, 813 Fairmount, Saint Paul, spoke in opposition. The existing buildings behind the proposed development are residential structures in an area zoned RT2. When a new development abuts such an area, it cannot be higher than 25 feet at the property line, but the new development is 60 feet. This casts shadows on the adjacent properties and impedes the enjoyment of the properties, which are designed by architects such as Cass Gilbert. These should be respected and not infringed upon by such an intense development. There is a section in the code that says transitions to adjacent properties of this type should be managed carefully.

Jennifer Miller, 23 St. Albans, Saint Paul, spoke in opposition. She has parking and safety concerns. The proposal is massive with 80 units and 68 parking spots reserved for those units. There will be 29 fewer parking spaces for the visitors for the businesses in the proposal than currently exist. The parking will be inadequate given the increased density. She said the blind exit from the parking garage that leads onto Saint Albans Street will only allow for a three-foot sight distance, putting pedestrians and bike riders at great risk. Distracted drivers will be circling the neighborhood looking for parking and that will pose another risk to pedestrians, bicyclists, and other vehicles on the street. The intersections leading onto Saint Albans from Summit and onto Grand Avenue from Saint Albans will be even more dangerous with the increased traffic from this new development.

Marilyn Bach, 9 St. Albans, Saint Paul, spoke in opposition. The developers have stated that they have listened to the neighborhood and she said that is false and misleading. When the developers first presented their plan to the neighborhood, the response was that it was massive



and would overwhelm the neighborhood. The building was initially proposed to be 56' 10" tall and now it is proposed to be 59' 10" tall. Opposition to this project is geographically widespread.

Mr. Parritz said that some people believe that no project should move forward unless it strictly complies with the existing zoning standards. As residents and business owners in neighborhood ourselves, they empathize with their concerns and equally desire careful, thoughtful development that preserves the elements that make Grand Avenue special. At the same time, for fifteen years, the Overlay has not allowed mixed use development to proceed as it initially had hoped for. They thought that at this time it is appropriate, defensible, and wise to consider where variances from the Overlay could better enable the City to meet its goals.

In response to Commissioner Baker, Mr. Parritz said they have repeatedly examined the request to go to a smaller footprint and it wouldn't be productive to go back and review any further. The realities and the limitations of the project have not changed. A building with less height would eliminate the retail space, all of the active liners that hug Grand Avenue and Saint Albans and the underground parking. The retail space can't exist unless it has residential space above it in an amount to offset all of the costs of constructing and operating the retail space. The benefits of a smaller building would not offset what we would need to give up.

The public hearing was closed.

Commissioner Grill moved approval with conditions of the conditional use permit & variances. Commissioner Taghioff seconded the motion.

Commissioner Grill said that we need all types of multifamily housing in Saint Paul including market rate. Increasing market rate housing reduces pressures on other housing types in Saint Paul including naturally affordable housing. The developers have made concessions to the SHA and she is impressed with the amount of community engagement. The City needs additional housing and development, and this does it in a way that is respectful to the themes of the neighborhood.

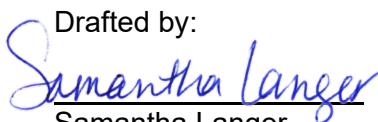
Commissioner Taghioff said he has heard a lot from people that this is not in line with the historic character of Grand Avenue. The neighborhood is historic, but when they drew up the Historic Hill District, the eastern half of the district from Chatsworth to Milton is on the National Register, but there is a carve out for Grand Avenue right up to Saint Albans Street. The notion that this is the biggest building on Grand Avenue seems incorrect and he provided examples of larger buildings and taller historic buildings at corners. There has been thoughtful design for this project, including setbacks, an active frontage, and breaking up the massing of the building. The façade, the material choices, and other things transition to the neighborhood. This is a 32 million dollar investment to the neighborhood that will bring in 80 new families and transform this section of Grand Avenue. This will enhance and preserve what makes Grand Avenue special.

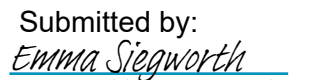
Commissioner Reilly said he agrees with Ms. Reichert's comments from earlier. He also referred to the statement made by the developer's attorney, Ms. Lansing, that the practical difficulty is the incongruity of the 2040 Comprehensive Plan and the zoning code. He said that factually that is inaccurate. The zoning code is not in conflict with the 2040 Comprehensive Plan, and it cannot be. That is why the zoning code refers to the additional comprehensive

planning documents that are authorized by the Metropolitan Council under the Land Use Planning Act. While we have policies that can be used as needed to accommodate a City of the age, size, and diversity of Saint Paul, the fact that remains is that this is not in keeping with the spirit, intent or language inherent in the zoning code from which our decision must be made, and he will be voting against this proposal.

The motion passed by a vote of 5-1-0.

Adopted                      Yeas - 5              Nays - 1 (Reilly)              Abstained - 0

Drafted by:  
  
Samantha Langer  
Recording Secretary

Submitted by:  
  
Emma Siegworth (Aug 2, 2021 08:28 CDT)  
Emma Siegworth  
City Planner

Approved by:  
  
Anne DeJoy (Aug 2, 2021 09:31 CDT)  
Anne DeJoy  
Chair









# 21-269-061 695 Grand Zoning Committee Minutes

Final Audit Report

2021-08-02

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## "21-269-061 695 Grand Zoning Committee Minutes" History

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