

Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Action Minutes

April 20, 2018

8:30 - 11:00 a.m.

I. Approval of minutes of March 23, 2018.

MOTION: *Commissioner Underwood moved approval of the minutes of March 23, 2018. Commissioner Anderson seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Directors Announcements

IV. Planning Director Appreciation

Honoring Planning Director Donna Drummond

MOTION: *Commissioner Rangel Morales moved approval of the resolution honoring Planning Director Donna Drummond. Commissioner DeJoy seconded the motion. The motion carried unanimously on a voice vote.*

V. PUBLIC HEARING: Accessory Dwelling Units Zoning Study Amendments – Item from the Comprehensive and Neighborhood Planning Committee. (*Jamie Radel, 651/266-6614*)

MOTION: *Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, April 23, 2018, and to refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.*

VI. Zoning Committee

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

Three items came before the Site Plan Review Committee on Tuesday, April 17, 2018:

- Larpenteur Crossing – New commercial building at 1330 Larpenteur Avenue West. Huang

Ly-LH Architects SPR# 18045918

- Vomela Companies – New industrial building at 875 Minnehaha Avenue. Mark Auth-The Vomela Companies SPR# 18-045945
- Public Storage – New rental storage facility building at 1441 Hunting Valley Road. D. Matula-PS Mid-West One, LLC SPR# 08-045835

NEW BUSINESS

#18-037-334 LB 842 Ray LLC – Rezone from T2 Traditional Neighborhood to T3 Traditional Neighborhood. 2330 Long Avenue, SW corner of Long and Bradford Street. (*Anton Jerve, 651/266-6567*)

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

#18-036-924 Larpenteur Crossing Sarin Devt. – Conditional Use Permit for drive-thru sales, with modification of special conditions for drive-thru lane separation from residential property (60’ required, 54.9’ proposed), vehicular ingress and egress separation from residential property (60’ required, 20.9’ proposed), and 6’ buffer with screen planting along residential property (6’ opaque fence on top of 2.6’ wall proposed). 1330 Larpenteur Avenue and 1672 Hamline Avenue, SE corner of Larpenteur and Hamline. (*Josh Williams, 651/266-6659*)

MOTION: Commissioner Edgerton moved the Zoning Committee’s recommendation to deny the conditional use permit. The motion carried unanimously on a voice vote.

#18-033-299 BP Gas and Convenience – Conditional Use Permit for replacement of convenience store and car wash, with modification of maximum setback requirements so that pump islands may be between the building and Hamline; and variance of minimum floor area ratio (0.5 required, 0.16 proposed). 1347 University Avenue West, NW corner at Hamline. (*Josh Williams, 651/266-6659*)

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

VII. Comprehensive and Neighborhood Planning Committee

Zoning Code Chapter 64 Signs Text Amendments Study – Release for public review and set a public hearing for June 1, 2018. (*Kady Dadlez, 651/266-6619*)

MOTION: Commissioner Mouacheupao moved on behalf of the Comprehensive and Neighborhood Planning Committee to release the draft for public review and set a public hearing on June 1, 2018. The motion carried unanimously on a voice vote.

- 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 <http://www.stpaul.gov/planningcommission>

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