

ST. ANTHONY PARK COMMUNITY COUNCIL  
 MEETING OF LAND USE COMMITTEE  
 JENNINGS COMMUNITY LEARNING CENTER (JCLC)  
 2455 University Ave W | ST. PAUL, MINNESOTA  
 THURSDAY, JANUARY 3, 2018 7PM -9PM

Draft Minutes

Members present: Ray, Chad, Sherm, Karen, Carol, David, Keith, Nate, Tracy, Bob

7:00	Introductions, approve agenda, minutes – Minutes and Agenda approved without objection	
7:10	<p>Playwrights’ Center new location – 710 Raymond Avenue</p> <ul style="list-style-type: none"> <li>• Natalia Madryga Jeremy Cohen, Erika Schwichtenberg, Robert Chelinsky, – Plans for new location and capital campaign</li> </ul> <p>Playwright’s Center is early into process to relocate to, and renovate, building at 710 Raymond. Playwright Center staff described their organization and its work.</p> <p>Currently they are in Seward neighborhood in Mpls and are having capacity issues there and focused on St. Paul, CEZ and Green Line when searching for new spaces.</p> <p>Their renovation of bldg. plans: community areas open to public, (living room concept), whole wing dedicated to education, including adults and school age kids, and small theater space on second floor open room of up to 130 seats and possibly a couple of small residential studios available to artists downstairs, green space out front and possibly partial green roof. They anticipate having events open to public about 20 times a year.</p> <p>Their schedule: Hope start renovations at the end of 2020 and been done at end of 2021. They invited SAPCC members to be on their “Campaign Cabinet” which will meet over the next two years.</p> <p>Parking was discussed. PWC said this location had adequate parking for them, would than in Seward, and that they may need more for some events on mostly nights and weekends. Committee suggested coordinating with Transportation committee and CEZ. David and Bob discussed coordination with other arts orgs coming to area and PWC expressed commitment to this.</p> <p>PWC asked for general letter of support to be used in fundraising efforts (already got</p>	Information

<p>CM Nelson to add them to City's state funding requests). Carol moved and Chad seconded motion to compose letter expressing neighborhood support, motion passed unanimously. PWC was going offered to prepare a draft we could use as basis for the letter.</p>	
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8:00	<p>Height variance for garage – 2141 Knapp</p> <ul style="list-style-type: none"> <li>• Karen Rue presented her request for a height variance needed for a planned ADU at her residence. She plans to construct two-story ADU within the footprint of existing garage, to allowed heights but needs a variance because it exceed height difference of main residence by 9.5'. This is due to fact house is built into sloping grade with one story buried at back and garage/ADU location near alley is higher ground. She said neighbors houses would not likely have views impacted and she had letters of support from several neighbors and ADU would be short than neighboring garages and houses. This may be first ADU under new City rules.</li> <li>• Bob moved that we send a letter of support for this variance because issues beyond homeowner's control in terms of changing topography at rear of site and Ray seconded. 9 voted for with 1 abstention, from Keith based on his general opposition to ADUs. Karen requested letter be sent to City before 13<sup>th</sup>.</li> </ul>	Discussion/Action
8:20	<p>Plans for new brewery at 767 Eustis St.</p> <ul style="list-style-type: none"> <li>• Janet Johanson of BevSource, a beverage development and consulting firm based in Little Canada, presented information on their planned opening of workspace in Case Building, the former warehouse at 767 Eustis. They will be occupying about 7000 sf. They plan to have a quality control lab (with analytical equipment used by micro-biologists etc), small brewing capabilities for testing and developing beers, for work they do for breweries, and a 100-seat tap room (plus outdoor seating at back, south end of building in summer) to get public feedback on the beers being developed there. They hope to have Grand Opening by May. They would have typical tap room hours of 4-10 weekdays, until 11 on weekends.</li> <li>• Ray moved we write a general letter of support in case they needed it in process of getting permits, licenses, Nate seconded and motion passed unanimously. BevSource said they would draft letter we could use as start for our letter.</li> </ul>	Information
8:40	<p>Comments on St. Paul 2040 Comprehensive Plan</p> <ul style="list-style-type: none"> <li>• Bob – presented is written comments on the St Paul 2040 Comp plan and they were generally agreed upon, appreciated. He said housing section response was lean and needed more. Bob noted City had some very surprising high population growth expectation of SAP, in particular NSAP, counter to SSAP currently having the most growth. Sherm noted that City Planned wanted comments in by Jan. 11<sup>th</sup>. Discussed need for job growth and job density as goals rather than PA emphasis on taxes. We had rec'd additional comment regarding improving traffic violation enforcement, concern about reducing loss of artist spaces. General concern that city provide for more flexible mixed use zoning in now industrially zoned areas.</li> </ul>	Discussion/Action

8:50	Land Use 2018 goals and 2019 goal discussion <ul style="list-style-type: none"><li>• Sherm mentioned we needed to work on these next month as required by city but tabled for this meeting give lack of time</li></ul>	Discussion
8:55	Announcements and Other items <ul style="list-style-type: none"><li>• New board/committer members Nate and Tracy introduced themselves</li></ul>	
9:00	Adjourn	