

ST. ANTHONY PARK COMMUNITY COUNCIL
 LAND USE COMMITTEE MEETING
 JENNINGS COMMUNITY LEARNING CENTER (JCLC)
 2455 University Ave W | ST. PAUL, MINNESOTA
 THURSDAY, APRIL 5, 2018 7PM -9:20PM

Minutes

In attendance: Ray Bryan, Sherman Eagles, Carol Herman, Bob Straughn, Kathryn Murray
 Guests: Anton Jerve (PED), Mark Thieroft, Jamie Stolpestad, Catherine Reid Day, Brad Engelmann, Geoffrey Warner (Alchemy Architects), Patty George (Salon George), Bill Skon (Skon Chiro), Jon Libby (Kimley-Horn), Dan Matula (Public Storage)

7:00	<p>Introductions, approve agenda, minutes</p> <ul style="list-style-type: none"> ● No quorum was present. We proceeded with the draft agenda. Minutes from the 3/1/2018 meeting were not approved as there was no quorum. Will do an electronic vote. ● Minutes were approved by electronic vote. 5 in favor, none opposed, no abstentions 	
7:10	<p>St. Paul ADU study update</p> <ul style="list-style-type: none"> ● Anton Jerve <p>Anton gave an update on the city study. Initiated by Councilmember Prince for Dayton’s Bluff, other neighborhoods asked to be included, Planning Commission expanded to look at entire city. Bob suggested that we might want ask the community to see if the feelings have changed. No motion was made.</p>	
7:30	<p>Site plan review - Public Storage - 1441 Hunting Valley Road</p> <ul style="list-style-type: none"> ● Jon Libby (Kimley-Horn) and Dan Matula (Public Storage) <p>Site is currently used as a parking lot. It is zoned industrial (I1) and is encumbered by power line easements. Proposal is for a 6 story public storage facility. 270,000 sq ft., no additional access from Hunting Valley Road, will use current access. Unloading would be inside with 6 unloading stalls. 7 parking spaces outside. Some increase of green space under the utility lines. Underground storm water filtration system will handle 1-1/2 inches. This will be new, there is no storm water system now on paved parking lot. They have submitted plans to the City for site plan review. Construction is expected in Q3 this year. 1700 new storage units for a total of 2500 including existing buildings. 100% climate controlled in new building. Bob suggested recommending. Committee Suggested using native grasses, flowers and shrubs instead of sod in the green space, sidewalks along HV road in front of new and existing buildings and investigating adding solar to the roof. Motion: Send a letter stating no objection to the site plan but suggesting they look at native plants, sidewalks and solar on the roof. Bob moved, Carol seconded, unanimous support. (No quorum present – will ask for an electronic vote). Adopted by electronic vote. 5 in favor, none opposed, no abstentions</p>	

7:50	<p>Rezoning of 2330 Long Avenue to T3 from T2</p> <ul style="list-style-type: none"> • Jamie Stolpestad <p>Asking to rezone T2 to T3. Would allow a fourth floor. T3 zoning would allow an additional 6000 sq. ft. for a total of 35000 sq. ft. of rentable space. Number of units would depend on size of unit. Site is about 6 feet lower than the 842 Raymond building which is zoned T2, so a 4-story building would only be approximately 6 feet taller than his planned development at 842. Taller building would make doing affordable units easier. Jamie believes the rezoning and planned development is consistent with the draft 10-year plan.</p> <p>Neighboring businesses opposed the rezoning. Parking is a concern for them because the site is close enough to University avenue that there are no requirements for parking. Their businesses need to have street parking available for their customers. Also the additional height concerns them because of possible impacts to light on their building.</p> <p>Ray Bryan was recused from voting because he has a personal interest as a next door neighbor, but spoke against (as a neighbor).</p> <p>Brad Engelmann spoke in favor as a neighbor. He likes the idea of more people in the neighborhood and thinks that it will increase the tax base and may support local businesses that provide goods and services to neighbors.</p> <p>Catherine Day asked that we step back and look at the broader picture for the area and whether the proposed zoning change is consistent with plans for the future.</p> <p>Committee members were asked for their position. Bob said he could not support it at this time because there was not enough information to determine how a four-story building would look on this difficult site. Carol agreed that she would not support at this time. No motion was made.</p>	
8:50	<p>Request for support of a STAR grant proposal</p> <p>http://www.zoomgrants.com/printprop.asp?rfpid=1654&propid=108922</p> <ul style="list-style-type: none"> • Jamie Stolpestad <p>Grant proposal is for money to improve the existing building for use as a co-working location. There would be a range of spaces, 12 - 18 offices for up to 3 people, open space for additional space to provide more flexibility. Jamie pointed out that the draft 10-year plan explicitly mentions support for this type of space.</p> <p>Bob stated we should support. The planned co-working space would create jobs and is a good location for this type of business.</p> <p>Motion: We should send a letter in support of the STAR grant request. Bob moved, Carol seconded. No quorum present, will ask for an electronic vote.</p> <p>Adopted by electronic vote. 4 in favor, none opposed, one abstention – Ray Bryan</p>	
9:00	<p>10-year plan draft revisions</p> <ul style="list-style-type: none"> • Sherman Eagles <p>Ray said one strategy said demand, but we can't demand something. Sherman agreed, demand shouldn't be in there. Bob believes we need to think about implementation, how are we going to do these things. The new park south of University should have a more specific location. Emailed comments had been received from Keith and Karen.</p> <p>Everyone agreed with these emailed suggestions. Brad Engelmann spoke on the 10-year</p>	

	<p>plan and stated that he thought the ten-year plan was too focused on philosophical things like climate change and equity that we can't do much about and it doesn't address things like street lights and crosswalks where we can make a difference. He believes we should focus on more concrete things like storm water management and planting trees instead of climate change. He does not believe people will volunteer if they think things are overly political.</p> <p>Action: Sherm to update draft 10-year plan.</p>	
9:10	<p>Updates – 2103 Wabash, Baker Court</p> <ul style="list-style-type: none"> ● Sherman Eagles <p>2103 Wabash: The hearing on the appeal of the conditional use permit was delayed 30 days to allow time for the developers to meet with AET and PED to try to resolve concerns. The developers met with AET before the scheduled hearing and made progress, so AET agreed to a delay.</p> <p>Baker Court: The zoning committee approved the rezoning to T3 from B2 and VP.</p>	
9:15	<p>Other items – Recommendation of Chad Miller as new Land Use Committee member, UMN St. Paul campus long-term study</p> <ul style="list-style-type: none"> ● Sherman Eagles <p>Ray moved that we ask the Board to appoint Chad Miller to the Land Use Committee, Bob second, unanimous approval but no quorum present. Will ask for an electronic vote.</p> <p>Adopted by electronic vote. 5 in favor, none opposed, no abstentions.</p> <p>Sherman pointed out that the University is starting a study for a long-term vision of the St. Paul campus and asked if a committee member would investigate how it will be done and if we should be involved. Carol agreed to contact the University in regards to this.</p> <p>Action: Carol to ask University for information about their long-term planning for the St. Paul campus.</p>	
9:20	Adjourn	