

Land Use Committee

St. Anthony Park Community Council

Dec. 3, 2015

In attendance: Keith Hovland, Stephen Mastey, Ray Bryan, Ed Elliott, Roger Purdy, David Fan, Ian Luby, Alex Susko (chair), Daniel Sarasti, Bob Straughn, Sherm Eagles, Fred Foster, Les Everett

Introductions, approve minutes and agenda	Bob moved to approve the minutes. The motion passed unanimously. Alex announced that the agenda needed to be amended to include a request for general support from Ecumen. Roger moved to accept the agenda as amended. Ed seconded. The motion passed unanimously.
Ecumen Update	Ecumen gave a presentation on their updated plans that come out of 7 community meetings and the creation of a community advisory group. They plan 49 units at Luther Place and Como for a senior housing co-op. They plan 11 one bedroom + den units; 20 two bedroom units; and 18 two bedroom + den units. They did not request any variances. After committee questions, the community had time to ask questions and give comments. After much discussion, Les moved to write a letter of support for the proposal. Roger seconded that motion. Discussion continued and Stephen brought up a point about parking lot circulation. Les moved to end discussion on the topic. Alex called a vote to end discussion. The vote passed 7 to 4 (with one abstention). Les, Sherm, Ian, David, Roger, Ed, and Ray voted aye. Fred, Bob, Stephen, and Keith voted nay. Daniel abstained. Alex called a vote on the previous motion. The motion to write a letter of support passed for the Ecumen development passed 7 to 2 with 3 abstentions. Les, Sherm, Ian, David, Roger, Ed, and Ray voted aye. Fred and Bob voted nay. Daniel, Keith, and Stephen abstained. Members of the committee reminded the community members present that this motion will go on to the Board next Thursday (Dec. 10 at 7:00pm) for final approval.
Sunrise Banks Proposal	Sunrise Banks brought a proposal to the Land Use Committee for support to put an office building in South St. Anthony Park. They need the space for a operations center. Sunrise Banks will not ask for any variances for the development. They asked for a letter of support. Ray moved to write a letter of support for the project. Stephen seconded. The motion passed unanimously. Ray asked that this motion go to the Executive Committee for approval this week so that Sunrise Banks won't have to wait for the full Board meeting.
ADU Update	The guidelines from the ADU Task Force have been finalized at the task force level. The Committee will discuss next month what to do with those guidelines and the next steps for the process.

ADU Update from City	Jamie Radel is a staff member of the zoning Committee of the St. Paul Planning Commission designed to promote their Transit Oriented Development work along the Center Corridor. Jamie came to update the Committee on the City's work on ADUs. The City's proposal includes detached ADUs (a difference from the Task Force's recommendations) but noted that detached ADUs are quite expensive so she doesn't expect many people to carry out detached ADUs. The City will host public ADU meetings to gain public input on the process. At this point, they propose allowing ADUs within .5 miles on either side of the light rail along the central corridor. Stephen made a motion that the Land Use Committee support draft zoning code presented by the City with the comment to allow zoning to allow good design regardless of size and that those recommendations apply to the entire neighborhood. Sherm seconded the motion. David spoke against that motion. Stephen rescinded the motion. At the next meeting, we will discuss the City and the Task Force's separate recommendations.
Adourn	Keith moved to table the rest of the agenda. Ray seconded. The motion passed unanimously. Les moved to adjourn.