Land Use Committee Meeting

Minutes November 2015

In attendance: Ray Bryan, John Seppanen, Daniel Sarasti, Fred Foster, David Fan, Keith Hovland, Bob Straughn, Ed Elliott, Carol Herman

Staff: Suyapa Miranda, Cailin Rogers

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| Introductions | The committee and audience introduced themselves. |
| FarmHouse Fraternity Update | FarmHouse Fraternity gave an update on their project, including designs and their three variance requests. They want an additional five feet in the front due to the topograph of the land. They want to move the building closer to Cleveland than requirements permit--but it will still be further back than the building currently is and won’t be the closest building to Cleveland on their street. They also want a lot coverage variance which is the most difficult to get from the City. They need it for the porch in front to allow the building to have a residential feel. They will maintain parking on par with what they have. The porch offers 7% more lot coverage than they would otherwise have. They held community meetings on Sept. 9 and Oct. 28. Neighbors responded positively to the changes and FarmHouse is committed to working with their neighbors during the construction phase. **David moved to write a letter to support all three variances. Keith seconde the motion. It passed unanimously.**  |
| Ecumen Update | Matt McNeill from Ecumen and Tanya Bell representing Luther Seminary came to give an update on their project. They have held five different community forums to gather feedback on their project. At this point, they have a revised site plan with 53-55 units planned in the senior housing co-op. They have decided to split their initial proposal to only work on the senior housing co-op for the time being in order to learn the community’s processes and move forward with the second stage of the project after the ball is rolling on the senior housing co-op. They plan the parking underneath the senior housing co-op and they will align the building with the curb cut from the parking lot there. They will put together a small community work group to design the architecture of the building and will begin reaching out to individuals on Friday Nov. 6 in order to put the group together. Ecumen fielded question and comments from the committee and from the audience. The co-op structure is an attractive one to developers; it functions like a large mortgage. Comments about the building and/or their plans can be directed to sap@ecumen.org.After Ecumen left and the majority of the audience did too, the Land Use Committee discussed ways to be better involved in the project given the amount of scrutiny from the community. **Keith moved to include a forum for community input on the website so that community members can email staff their comments and staff can publish them on the website. Keith seconded and the motion passed unanimously.** David added that he would like to add some wording on the page to encourage people to provide us with the options they would like us to consider. **Keith also moved that we write a letter to the Bugle letting Ecumen know that we appreciate their efforts to reach out to the community and call out the task force and that Ecumen will return every month to the Land Use Committee to discuss the project as important ways for the community to engage in this process. Fred seconded. It passed unanimously.** Committee members indicated the importance of choosing our words carefully to reflect neutrality in the process at this point. Carol and Keith will draft the letter.Members of the committee asked that Ecumen give us documents before asking for our approval so that committee members can look at them first.  |
| Staff Updates | We may not move to the Co-op any time soon because of issues in passing that through their board. |
| Other updates | Betty shared that MPCA will have an air monitoring site in South SAP. She asked for volunteers to help her find a location for that in an area representative of the air quality here in the case that the community garden won’t work for a location. Ray offered to help.  |
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