

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

Draft Minutes

7:00	<p>Introductions, approve agenda.          Attendees to be added later.</p>	
7:10	<p>Lambda Delta Phi 1381 Cleveland Conditional Use Permit for expansion</p> <ul style="list-style-type: none"> <li>● Natalie Velez</li> </ul> <p>request for CUP to increase from 17 beds to 25 beds. Neighbor opposed due to parking on the street and use of alley. Bob recommended approval. Keith seconded. Roger proposed recommending limiting the off-street permits to current number as a condition of the CUP. Motion passed, one abstention - Karen.</p>	
7:30	<p>Breck Woods potential development discussion</p> <ul style="list-style-type: none"> <li>● Anna Elerin (Capitol Region Watershed District) - has been in contact with Lauderdale and has been keeping stakeholders informed. Storm water pond on the seminary. Wetland area is about 2/3 acre, improving the function of the pond would not decrease the wetland.</li> <li>● Margot Monson - 400 species of native bees. 20 bumblebees. Rusty patched bumblebee has been listed as an endangered species. This area has habitat that is very high potential for rusty patched bumblebee occurrence. According to the US F&amp;W because this area is in the high likelihood there would need to be a determination of whether the rusty patched occurs in the area before development.</li> <li>● Michael Morrow (Luther Seminary) - There is no plan. Seminary has developed a new vision statement and is looking at their campus. Doing planning work and looking at options. Lauderdale asked for feedback about their comprehensive plan, so Seminary decided that they should tell Lauderdale that they are looking at their options. Easement runs with the land. Have not solicited any offers for the property. Would be open to any reasonable qualified buyers. Steve Mastey asked if Lauderdale would possibly add to their park system. Student body has changed. Buildings have deferred maintenance. Recommendations will be brought to the Board this month. Would not result in any immediate action. When there is something to be discussed the Seminary will come back to SAPCC. Neighbor on Fulham said that zoning has changed from conservation to high density housing. Efforts are being made to find funding to keep the property used for conservation, but this will take time. Keith Hovland asked about change in zoning. Who initiated it? Seminary shared thoughts about use of the woods and that the land use might be different. Lauderdale proposed the new zoning designation of high density housing/conservation. Was proposed by the planning consultant.</li> </ul>	

	<ul style="list-style-type: none"> <li>● Karlyn Eckman – Showed 1861 map that is part of study of bridal veil watershed. Mississippi river was farther east than it is now. Breck Woods is probably the only remaining remnant of the river berm. Drainage would be to Kasota Ponds.</li> <li>● Steve Mastey - owner of land usually has a better chance of getting funding to retain conservation land than someone who does not own the land.</li> <li>● Let Seminary know that there are alternatives to selling for development.</li> <li>● Roger Purdy moved that we send a joint letter from both committees to the seminary and Lauderdale expressing our concern that this not be rezoned from conservation to housing and to give time for finding possible alternative uses. This would include a brief discussion of the history of the land. Bob Straughn seconded.</li> <li>● Steve Mastey suggested copying University, Council Member Henningson, Falcon Heights and Water Management districts.</li> <li>● Unanimous approval.</li> <li>● Potentially invite the Seminary to come to the June or July Land Use Committee to give some information about their long term plans.</li> </ul>	
8:30	<p>UMN St. Paul campus long-term study – engagement and next steps</p> <ul style="list-style-type: none"> <li>● Carol Herman to reply. Send 10 year plan to U and then later follow up with a request to meet.</li> </ul>	
8:40	<p>Working group to revise development guidelines</p> <ul style="list-style-type: none"> <li>● Roger Purdy volunteered to be lead of development guidelines and overlay district. To include volunteers to help.</li> <li>● Keith Hovland moved Roger Purdy to be lead of a task group to coordinate revision of development guidelines and overlay district with Prospect Park and Towerside, and to recruit members. Roger Purdy seconded.</li> <li>● unanimous approval</li> </ul>	
8:50	<p>Updates – 2301 Wabash development, Parking meeting May 16</p> <ul style="list-style-type: none"> <li>● Developer for 2301 Wabash has pulled out of the project. Use of property is currently undetermined.</li> <li>● There will be a meeting regarding parking around Raymond and Territorial at the SAPCC office on May 16 at 10 am. The meeting has been organized by Patty George.</li> </ul>	
8:55	<p>Other items</p> <p>update on 918 Raymond at next meeting</p> <p>update on soccer field at next meeting</p>	
9:00	Adjourn	