

SAPCC Land Use Committee

Thursday February 3rd Meeting Minutes

Attendees - Sherm Eagles, Nick Studenski, Karen Nelson, Regan Golden, Bob Straughn, Mark VanderSchaaf, Ray Bryan, Roger Purdy

Guests: Pat Thompson, Patricia Johnson, Starke Mueller

Mark

This is Mark's second meeting, his membership on the subcommittee will be discussed at the board meeting next week.

Little Wine Shoppe

Guest: Pam Johnson - owns Little Wine Shoppe

Wine Shoppe is currently located on Carter, planning a move to a new location on Como & Doswell (former chocolate shop). Because there has never been a business with a liquor license in this spot, she had to collect signatures from neighbors and send out a postcard, which has successfully been done. She is awaiting a decision from the city, and was told to seek feedback from the community council.

Committee members expressed general support for the new location. Location seems appropriate, restaurant with onsale license nearby. No concerns were expressed.

Sherm moved, Roger seconded a motion to write a letter of support.

All present committee members voted in favor, it is noted that Chris also expressed support prior to the meeting.

Raymond-Charles Task Group

Mark met with Rueben Collins, Eriks Ludins, Anton Jerve from St. Paul Public Works regarding our subcommittee's initiative to make Charles Ave between Raymond and Hampden more friendly to pedestrians.

Sean Kershaw did not attend this meeting but has expressed support for the initiative. City guidelines indicate support for parklets and alternative use of right-of-way in similar contexts. Noted similar effort at Hope Breakfast Bar on 7th - close street for tables in summer.

City can help navigate rules and regulations, but Public Works cannot provide any funding.

PW has gotten some concern (parking) in the current closure of Charles for Kraus-Anderson project. Would need to open conversation from those parties to potential concerns with changes to the street.

Some city ordinances to support, PW helped to write a proposed ordinance in support. Meeting again on 2/17.

Moving quickly, hoping to have plans in place before Kraus-Anderson completes construction in the coming spring. Ideally the street would not open to cars, and then change again.

Zoning Change

Guest: Pat Thompson

City is working on a change to the zoning code.

For context, there was a “phase 1 change” which included incremental changes targeted towards making it easier to add units including among other things: houses on smaller lots, ADUs.

City is now working on “phase 2 change” which is not yet defined. Currently soliciting feedback on ideas like more multiplexes, lot splits, cluster developments especially along arterials. Much of this aligns with SAPCC plan. This input meeting is an opportunity to show up and show support for the Committee’s plan!

There is an upcoming outreach meeting a week from today (Thurs 2/10). Overlaps with SAPCC board meeting, Pat appeals to Land Use committee to attend if possible.

More info on change: <https://engagestpaul.org/1to4housingstudy>

starke

We welcomed Starke to his first meeting of the Land Use subcommittee. As a member of the SAPCC board, he is a member of the subcommittee effective immediately.

Subcommittee Chairs

Regan and Nick were nominated as co-chairs of the committee for 2022. Roger proposed, Ray seconded, all in favor.

Luther Seminary

No subgroup meeting has been held since the last land use meeting. Another meeting scheduled for late Feb. Luther has expressed that the rent stabilization ordinance has likely reduced interest in projects - particularly complex ones - in the city until there is more certainty. Potentially 5 years could pass before development proceeds. No updates from HealthPartners.

Regan's Draft Developer Checklist

Hold over discussion for next month. Document is available in the Google Drive Folder for this month's meeting.

2396 Myrtle

Kathryn got an email from a small group of investors who have intent to redevelop this parcel (currently somewhat of a lonely single family house) into 'affordable and market rate housing'. The developer was unavailable tonight but will join next month's meeting.

CEZ Building Purchase

Sunrise bank closed their branch at University & Vandalia in 2020. CEZ bought it from them. Sunrise was leasing the building space to some nonprofits, who CEZ will continue to rent the space to. CEZ will also use some of the space as their own. In the (very) long term they may redevelop the site.

Westgate Park

No updates

2022 Goals

Kathryn asked for a more general list of goals, as opposed to a more specific list of tasks. Nick will draft some goals for next month.

Green Line area Overlay District

No updates