

SAPCC Land Use Committee

Thursday April 7th Meeting Minutes

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

Guests:

Ben Terry (discussing variance for project on Como)

Cynthia Ahlgren (interested in Luther Seminary)

Wayne Sisel (interested in Luther Seminary)

Pat Thompson (from Transportation Committee, re Charles ave)

Rob Hunter (Herbst restaurant and market)

2062 Como - Ben

Ben shared updated plans for the project. At last conversation, a setback variance along either Gibbs or Como was discussed. City was reluctant to decrease setback along Como. The developers have settled on a design, which would require a variance to allow a 19' setback along Gibbs. This will allow each of the units to be 2' wider. The developer is also requesting a variance to allow a third unit. The lot is somewhat too small for a 3 unit building per code. This point was discussed in last month's minutes.

Building will be 20-30' tall. Reagan has been in touch with the Thomfords, who live next door to the property, one parcel south on Gibbs. They expressed concerns about it being a duplex with 5 bedrooms per unit, about the building's height, and about the placement of the driveway, but did not have any direct concern related to the Gibbs setback, and were supportive of the triplex variance if it meant the units would be fewer bedrooms.

Ben noted that a property a few parcels south on Gibbs (1139?) only has a 15' setback, which is smaller than the requested 19'.

None of the 3 units are ADA accessible. Due in part to the desire to allow natural light in the basement.

Updates on the other buildings discussed as part of the 'package deal' with the city. The renovation of 2075 Scudder is complete, 1253 Cleveland is on track to be complete in a few months.

There is a motion tabled from last week to support the request.

Nick moves to support the amendments, Sherm seconds.

Roger made a friendly amendment to support the amendments conditional on the inclusion of a fence on the south side of the driveway.

Vote on this amendment - Regan, Mark, Roger, Chris, Bob in favor
Sherm Ray Nick opposed

Nick raises concern that Ben mentioned the inclusion of a fence might affect the layout including potentially requiring additional setback on Gibbs.

Regan proposes a further amendment to make the support of the variances (one to reduce the setback to 19' on Gibbs, the other to allow a 3rd unit on the property) conditional on the inclusion of the fence ONLY if the inclusion of the fence can be done without affecting the 19' setback on Gibbs.

This amendment passed unanimously.

The amended motion passed unanimously.

Herbst Market - Rob

Rob is proposing a plan to construct a restaurant and market in the former Herbst market at 777 Raymond and also include the building that was most recently Succotash Retro at 779 Raymond. (The parcels are now combined).

The southern parcel will be a restaurant. A kitchen will be added to the rear of that parcel. The northern parcel has an office on the second story. The first story will be a market, which sells food including potentially packaged sauces from the kitchen. The space on the northern parcel may also be a private dining space.

Ray pointed out that the Herbst family owned a pushcart stall before saving up enough to build the building, which was constructed in the 1920s.

There is no parking planned for the restaurant. The council expressed general support for the project, including potential future application for liquor license. No motion was made.

Charles Ave Task Group - Pat

The block of Charles north of the Kraus Anderson construction project has been closed during construction. There is a proposal to close the part of this block west of the Kraus Anderson garage entrance permanently to become a pedestrian space. Pat's proposal is for the CEZ and SAPCC to seek Good Neighbor Fund money to pursue this project.

Minimal SAPCC resources would be required, there is already a working group whose members overlap between SAPCC (including LU) and CEZ.

Roger moves to direct Community Council to apply for a Good Neighbor Fund grant to pursue the project (estimated \$8-15k). Bob seconds. ***Passes unanimously.***

Seminary Development Update (Sherm)

No immediate plans to demolish any buildings or any current use. There are no plans to demolish or close Stub Hall. The property owner has requested help from the city to clarify potential changes to zoning in the area. The property owner has also expressed interest in the city helping to construct infrastructure.

Former developer had a TIF agreement with the city to help with the infrastructure. That developer did not manage to put a project together. A new developer would likely have to enter into a new agreement with the city. The seminary is proposing that the city just develop the infrastructure themselves.

Sherm is raising the concern that we (SAPCC) would like to be brought to the table to provide feedback regarding plans for infrastructure on the site. Karen mentioned that the previous developer was not particularly receptive to the vision of infrastructure to support district-oriented infrastructure. It may be easier to advance that goal with the city in the driver's seat.

Sherm moved to write a letter to the director of PED requesting that if planning begins for infrastructure in the area of Como & Eustis, SAPCC would like to be involved. Roger seconded. **Passed unanimously.**

Sherm suggested **Nick reach out to HealthPartners** to find out where their plans stand. Michael Morro at Luther Seminary may have a contact?

Zoning Code Changes

The city is discussing potential changes to the zoning code's traditional neighborhood (T) zoning districts. They are seeking feedback on potential rule changes by 4/15.

Individuals can submit comments now, but further engagement with neighborhood councils will come later this year. Comments can be sent to Kady Dadlez (Senior City Planner) kady.dadlez@ci.stpaul.mn.us
Here's an email from Kady providing additional context on the study:

We are not planning to present at district council meetings at this point in the study. This initial outreach is just to let folks know we are working on the study, which was initiated by the Planning Commission last month, and to provide an opportunity to let us know if there are any specific aspects of the Traditional Neighborhood zoning districts that they would like us to take a look at in our study.

We are planning to have workshops with district councils this summer when we have study recommendations to share and are seeking comment to inform the recommendations. This initial outreach is just to see if folks have thoughts to share with us as we begin our work on the zoning study.

Rent Control Ordinance Rules

The city is seeking input on rules related to the implementation of the rent control ordinance. The rules are related to exemptions to the 3% annual cap on rent increase. The language of the ordinance specifies several exemptions to the rent control ordinance, and the rules will dictate how the city evaluates applications for exemptions. The rules are quite complicated and the group agreed that we do not have time before the board meeting to discuss them in full. **Nick agreed to set up a working group** to discuss the ordinance as a whole and gather feedback from the neighborhood with the goal of offering feedback to the city.