

Meeting Minutes for Land Use Committee 10/06

Committee Members: Regan, Roger, Sherm, Ray, Bob, and also from Environment Committee - Michael Russelle.

> Skipped Approval of [September Meeting Minutes](#) - forgot this will do next month!

> **Guest #1 : Colin Oglesbay at D/O Architects about [Film North](#), Request for Letter of Support: 2441 University Ave W** (the Brown-Jaspers Furniture Building, most recently SOS Furniture).

Colin returned to update us on the construction plans for 2441 University, new plans include Film North as well as D/O architects offices. The building needs major renovation, almost unchanged since built in 1940s. Original architect was well-known in Mpls, but this is his only industrial building. Colin will be the point person for the new construction.

With new location of Playwright's Center along with existing institutions like CEZ Murals, Textile Center, Northern Clay, Studio on Fire Press, and Fireweed Woodshop, there will be a corridor of Arts Orgs through the neighborhood down University and Franklin.

Colin at D/O architects addressed each of the aspects of our Unified Design Guidelines!
Hooray!

> **Guest #2 : Matt Ledvina**, Environmental Coordinator from [Metro Metals \(2576 Doswell Avenue\)](#) to talk about MPCA request for them to improve Storm Water Retention Pond. [Land Use & Environmental Committee](#) were looking for more information on this project, at the time of meeting we had only received this site plan approval application, [Link to Application Here](#).

[Metro Metals breaks down all sorts of metal appliances, furniture, etc. but mostly cars. These are broken down onsite mostly indoors and then crushed for transport.](#)

> Original Storm Water Retention Pond used shredded tires with steel interiors to "filter" the water, now leaking Iron into the water that is discharged from the pond into a ditch along the railroad tracks then into a storm water pipe that runs under Prospect Park and directly (unfiltered) into the Mississippi River at former Bridal Veil falls.

> New Pond will be open air pond with 2 stages of treatment - aeration treatment process and Vortech. Construction on new pond is done by Veit and Engineering by Terra Con.

> New Pond is the last step in completing agreement with MPCA.

We had a lot of questions! And got some answers -

Q. How will new pond impact creek volume? A. Discharge max met with new design.

Q. Does this pond collect from the whole lot? A. Roof Drainage goes to N/E corner of building, but yes all other drainage will go to the pond.

Q. After Vortexer removes sediment, which will include heavy metal toxic waste, where will that go? A. Focused on biologicals into water, not on heavy metals and rare earth metals. Residuals will go into pond.

Q. What is lifespan of new pond? Plastic liner heavy duty - maybe 60 years.

Q. How long do cars sit on the lot, potentially leaking fluids? A. 3 Days

Q. Is there an ongoing testing protocol? A. Required with industrial permit quarterly?

Unanswered Questions -

Q. Could MPCA have one person dedicated to monitoring the Bridal Veil/Kasota Ponds site overtime and comprehensively? Seems all being done piecemeal.

Q. What is the management plan for fluids leaking out of disassembled vehicles?

Q. Where exactly is the water run off from Metro Metals going to?

HERE are some articles for background information on Metro Metals:

“State Fines St. Paul Metal Recycler Over Polluting Creek” (2019)

<https://www.startribune.com/state-fines-st-paul-metal-recycler-over-polluting-creek-with-oil-discharge/454695073/>

“St. Paul metal recycler agrees to pay \$20k after complaints of smelly runoff” (2019)

<https://www.mprnews.org/story/2017/11/02/st-paul-metal-recycler-agrees-to-pay-20k-after-complaints-of-smelly-runoff>

> OTHER UPDATES COMMITTEE MEMBERS:

> Hooray the Ice Cream Social was great, enjoyed seeing many of you there.

> Construction starting on Herbst Market Site three weeks ago!

> Seminary may have some offers on property - Sherm meeting them on Wednesday 10/12

> West Rock announced it is shrinking operations near University Avenue and laying off 130 workers at plant, how will this change dynamic of this area?