Land Use Committee Minutes

September 3rd, 2015

In attendance: David Fan, Carol Herman, John Seppanen, Seth Levin, Roger Purdy, Ray Bryan, Ed Elliott

Staff: Suyapa Miranda, Cailin Rogers

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| Minutes and agenda | Fred moved to pass the minutes. David seconded. The vote to approve the minutes was unanimous. |
| Green Line Development District | Dan from the Department of Safety and Samantha from Russ Stark’s office. The City of St. Paul is working on developing a better standard for liquor licenses in the city. While the community outreach and decision-making for that process is in the works, they plan to try to create a Green Line Development District to allow restaurants in the area to have a full liquor license despite having run out of licenses in various wards. The district includes areas directly along the Green Line as well as part of South St. Anthony Park, but does not include North St. Anthony Park. They will propose this to the City Council by the end of September if all goes well. |
| Urban Works Micro-Housing Units | Developers from Urban Works are working to bring micro studio apartments to the neighborhood at market rate. They would provide all the modern amenities in high demand in apartment buildings these days, but run cheaper because they are smaller than other units -- about $800 a month. The developers plan 75 units on 100 ft. by 235 ft. on Territorial Rd. behind Carleton Artist Lofts. |
| FarmHouse Fraternity Update | Located at Dudley and Cleveland. They plan a $4 million dollar upgrade and are still in the process of fundraising to finance it. The new building will have 44 beds, 22 bedrooms, and a house mother suite. The current house has 41 bedrooms plus a house mother suite. Committee members voiced concern about the variance that the fraternity will plan to request to have a 10 ft. setback on the south side. The fraternity developers hope to have 35 ft on the north side to offer a place for students to socialize outside next to the water tower and offer a buffer from the flooding that happens with the water tower periodically. They hope to move forward with the work this spring and open winter 2017 for the fraternity members. |
| Community Concerns | Members of the community have voiced concerns about a tear down at 1139 Gibbs. The committee members discussed the implications of tear downs, especially for older properties that don’t have protections from the historic registry. Members suggested that we put this on the agenda next month. More research needs to be done on what other district councils and neighborhood organizations in the area doing. |
| Developer Criteria/Development Guidelines | The Land Use Committee made a couple of spelling corrections to the document. Roger moved to accept the draft guidelines as a final draft to publish on the website. Ed seconded the motion. It passed unanimously. Staff will update it on the website. |
| Staff Updates | Staff updated the Land Use Committee on board elections, date TBD. Seth shared that he won’t be running for the board again and another board member will need to chair the committee. |
| Adjourn | Ed moved to adjourn |