

LAND USE COMMITTEE MEETING
 JENNINGS COMMUNITY LEARNING CENTER (JCLC)
 2455 University Ave W | ST. PAUL, MINNESOTA
 THURSDAY, JANUARY 4, 2017 7:00PM -9PM
 *Using Bob's Rules of Order

In attendance: Sherm Eagles, cochair, Keith Hovland, David Fan, Carol Herman, Keith Hovland, Roger Purdy, Ray Bryan, Bob Straughn, Noah Bush, Jamie Jennings GM, Del Anderson, Tom Spreigel, Suyapa Miranda, Pat Thompson

7:04	<p>Welcome and introductions Approve agenda – no changes. KH move, DF second, approved unanimous. Approve minutes – sent late, will approve electronically after review, by 1/10.</p>	
7:07	<p>Hodges Bend – 45 day waiver request – Noah Bush, Jamie Jennings Full menu, cafe all day, not just a bar, 7am-12am at 2700 University W, Metro Lofts, on corner of Emerald. Company based in Tulsa, OK, 5 years, this is first expansion, hit time crunch with liquor application, construction near completion, hope to open in 2 weeks. Asking for support for waiver to city council to expedite license. Last year city lifted limit on liquor licenses, due to green line businesses, only need expedition. SAPCC did that for Urban Growler. Karen heard from neighbors all are eager to open, not a lot of places to go in Westgate area. Community survey also showed high support for late night restaurants. Used to have Cromwell bar and Johnnie's bar to east of there, lost places to hang out. KH move to support, RB/CH second, send letter of support to waive liquor fees through executive committee by Friday, health inspection Monday, hope to take inspection and waiver together. Unanimous support.</p>	<p>Approved – go to Executive Committee</p>
7:20	<p>Speedy Market Expansion – Del Anderson Del lives in Park, carpenter/mason, designs residential and light commercial spaces, loves the market, institution in the Park, sons plan to take over business, convenience, conviviality, choice. Very preliminary planning stages of expansion, less than 5,000 sf with food in every square inch, bought residential home next door, the next home also recently sold but not needed. Want to rezone home next door to build new 2-story market space. Stay open during construction, 40 employees, multiple stages. Keep building open, build around, not close and remodel. Alley on Doswell to Como retain elevation change, parking at grade level, loading dock on 2nd level through alley, potential restaurant on 2nd floor, storage in full basement, each level about 6,300 sf. No residential. Exterior finish, no boxes, craftsman look, stucco likely with stone base. Ped access on Como, side access to parking. Very early design, need to meet with suppliers, other grocers, preliminary surveying to determine size, water runoff, wall engineering, etc. First step rezoning (working with Anton Jerve and Teya Anderson), prefer to hold the corner, will return for parking and other variances with later designs, none anticipated. Haven't spoken with neighbors yet, or landscape architects to recommend other solutions to design. RP not supportive, we all love Speedy and goal to expand, but design doesn't support walkable neighborhood, corner that feels urban, friendly, not parking lot.</p>	<p>Table pending further designs</p>

	<p>Could parking be put behind building rather than fronting Como? BS understands desire to construct around building to keep open, could corner be made public green space to mitigate impact of parking, keep sense of community. Great difficulty in rerouting parking, could be like bank with bridge, drive, but difficult access point. Could parking be made into future structures after reopening? Existing building about 10-12 feet off sidewalk, will come closer with new building. Not hearing objections to zoning itself, but concerns to variance related to site plan, not supporting rezoning if it means parking lot on corner. KN loss of residence seems in line with goals to support businesses, community feedback, incremental use of space. RB important to support jobs and workers, retain employees at full hours with phased construction. Greater expense to add more phases for altered construction plans, much easier to focus efforts on plaza or amenity at corner rather than rearranging parking completely. KN plaza good option to minimize impact of parking lot, but encourage to revisit parking configuration entirely away from corner, want to be part of process before exhausting options to understand why this should be last option. BS second support to maintain business working, harder to recover after closing even temporary, some concern with siting of building with crosswalk needed further from corner across from Luther Place, should be thought through for safe crossing anticipated. DF what kind of timetable looking at? Began planning in June on 2-year timeline, break ground in 2019. Need plans more developed before securing financing, first step to rezone then deal with practical difficulties of site and keeping business open. CH original building has been expanded a couple times, but would take major demo and foundation work to incorporate into remodel and still keep open, would be great to utilize more of Como but not practical. KN current grade against foundation more pleasant than retaining wall around sunken parking. Possible raingarden, other beautification of parking, not a CVS. RP concerned that it already feels like a CVS compared to what Como Ave is now. Wouldn't congregate away at corner, even if nicer looking will be underutilized public space, more common to meet near entrance. RB adds at Co-op the seating area across from building is common to meet and eat lunch, different than meeting right on corner of Como. Can get zoning out of the way and discuss designs further along for any variances needed. Neighbor on second house just sold, hasn't moved in yet to speak with. RP if we approve rezoning but expansion doesn't go through, may be open to anything, prefer to hold off on rezoning until further designs are more appropriate. RB other small retailers could hold corner for future options. Currently 16 parking spots, with 10% bike rack allowance will still require a few more but not sure how many, unclear how many spots could afford to lose for structure. Don't need vote tonight, not under time crunch, have heard main concerns whether or not majority. BS helpful to see survey with configuration of existing and future properties, not ready to vote without more information. CH we support Speedy, part of community, just not particular design, want to see more options explored. RP agree, although more costly and inconvenient is important to do right by community. Would love to keep building but not feasible. RB move to table pending further designs, KH second. Support unanimously, request Del to come back with more info next month.</p>	
8:13	2018 Committee goals	

	Given late time and next agenda item recommend to move goals to end of agenda if time allows. RP move, RB second.	
8:14	10-year draft has been sent to city, no word yet. Rich said offhand looked good but hasn't gone through over holidays. Will return to work shortly. BS encourage to start working on longterm goals in meantime, especially with 2018 goals relating to 10-year goals.	
8:16	<p>Library update from City of St. Paul</p> <p>Map with text on it not clear to us, hasn't been explained, but will be administrative decision to amend property line rather than sale or other public meeting. CH understood from meeting with Russ Stark that city council would have final decision rather than planning administrator, no sale, just adjustment of boundary. PT based on printed survey not clear where line specifically goes on property, suggests that future fence will prevent any path from being built. Those who had met with Russ Stark had a lot to say, including many compromises, doesn't seem to allow any usable space on library grounds in this decision. CH this plan nor process is against what we were told. After all these meetings where we thought our voices were being heard has gone up in smoke. No information or transparency, lack of respect for great community concern, resent for time and effort given by many neighbors. What are options for recourse, can we at least make a statement to submit to City Planning Administrator and CM Stark. DC sent resolution on original process, feel disregarded along the way. Ward 4 set up community meetings in response, should still allow for another meeting to at least explain the decision making, either disregarded or forgot community concerns, should revisit. Send Samantha an email to ask what possibilities may exist. As presented we don't know process, don't even know timeline, could make decision at any point without our knowledge. City not afraid of being sued. Land is not being sold, unclear if some donation or other exchange, just a boundary adjustment seems to avoid public process. City suggested it was their land based on surveying and they had leverage, not clear if taxed based on assessment of small square footage of land, basically free transfer of public property. DF unacceptable should be subject to some sort of formal decision. BS any allegation of adverse possession? Does not apply for some reason, property owner occupied for more than 15 years, fence only put up since controversy when seeking to build fence. KH move to express displeasure that decision was made without informing council, objects to land transfer without payment. RP second. Not clear what exactly city has done to know what to do. SM want as much information as possible before making decision, could have already been done. Amend: 1. Request more information, then 2. appropriate resolution by email. We don't know if any compensation was made, even where exactly boundary falls, do not have sufficient notification as informally agreed upon. DF suggest request not just statement. SM want to maintain good relationship with ward and city, ask for more information before making statement. KN is there time to wait until next land use meeting? Want to be on record. DF amend request that city shall take no action on disposition of the land in dispute at 2239-2245 Como until D12 is informed and able to review the proposed action. KH second. If it's happened, it's happened, but is respectful official request not just friendly email. Can hold sending for a couple days if obsolete, will wait a week until council</p>	City shall take no action on disposition of the land in dispute at 2239-2245 Como until D12 is informed and able to review the proposed action. 7 in favor, 0 oppose, 1 abstention.

	approval already. Create resolution to council board, staff will contact W4 and city staff in meantime to share any additional information with Council next week. Not on consent agenda, RB abstain to ensure discussion. Russ was at all these meetings then we got this mystery email, Samantha just returned from maternity leave, want to be fair to W4 office, will convey our concerns with tact. Note – received notice from city 12/27. Call to vote - 7 in favor, 0 oppose, 1 abstention.	
8:49	Towerside business alliance networking meeting next week – SAPCC is member.	
8:51	Open invitation to visit housing Alliance/PPL to learn more about development and management of affordable housing. Would they be able to come give affordable housing overview to land use committee? Can set up presentation. Was affordability in tax changes? Aeon is out of project across from Dubliner, had wanted to do senior housing but lack of funding.	
8:54	Humphrey capstone will begin in a couple weeks, team of graduate students will prepare recommendations for affordable housing development.	
8:57	Staff transition. Both Suyapa and Sarah have new positions, ending with SAPCC January 12. After nearly 4 years Suyapa will be involved in transition as much as possible, executive committee is meeting frequently. Hired Katherine Murphy (former board member) to fill coordinator position 20 hours while searching for new director. Thank you for lots of blood sweat and tears in many years of service. KH move to commend Suyapa and Sarah for hard work and extra effort that has contributed to success of LU committee and community council. CH second. Approved unanimously.	Approved
9:01	Asked to follow up with CEZ for working together to support collaboration. Follow up with CEZ through transition, in regular contact with Catherine Reid Day on Towerside and 10-year planning. Next time will also revisit 2018 goals. Thank you to all who put so much effort into 10-year plan drafting. Next steering committee meeting not set yet waiting for city response. In spring will present draft with committee changes and final recommendations.	
9:05	KH move to adjourn.	