

Macalester-Groveland Community Council
Housing and Land Use Committee
February 22, 2017

Attendees: Jack Fei (secretary), Liz Boyer (MGCC staff), Tom Dietsche, Sam Walling (chair), Meg Arnosti, John Rozek, Dave Pasiuk, Mike Sonn, Marc Manderscheid, Sheila Sweeney, John Zwier, Peter Vitko, Colin Fesser, Jim Mogen, Kathy Plessner

1. New Introductions. None.

2. Minutes passed.

3. LeCesse Snelling / St Clair Development Update

- Design Changes from High Water Table preventing below ground parking
 - Parking now on first and second levels: 199 spaces
 - Reduction of units (1400 – 3500 / mo rentals) from 180 to 128
 - 5 stories and with decorative corner ornament on Snelling
- Members of public generally supportive of development and developer efforts
- Some neighbors voiced same concerns as before about direct impacts
 - “too tall – out of scale with neighborhood”
 - “not enough parking – too much traffic”
 - “loss of privacy”
 - “possible loss of property value”
 - New decorative corner ornament not popular.
- The developer plans to submit formal proposal to city within a couple months.

4. At Home Apartments 33-45 Syndicate Rezoning and Conditional Use Permit Request.

- Mixed Use development proposal on underused properties
 - 26 rental units
 - retail space and office space floors one and two
 - two levels of parking, 46 spaces
- Request to rezone exist lots to T2 and permit to exceed height limits.
- Form factor (height and façade) consistent with other apartments on block
- Entrance to parking on Syndicate and alley
- No opposition to proposed development from Mt Zion.
- Recommendation to approve both requests (Moved: Marc Manderscheid, Second: John Rozek) passed, one abstention.

5. Brigade – 45 Day Waiting Period Waiver for Liquor License Request.

- Request for 45 Day Waiver (Moved: Marc Manderscheid, Second: Dave Pausik) passed, two abstentions.