

**Macalester-Groveland Community Council**  
**Housing and Land Use Committee**  
**March 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, Peter Vitko, Colin Fesser, Jim Mogen, Don Arnosti, Michelle Berg, Gena Bergland, Mike Moore

**1. New Introductions.** Gena Bergland and Michelle Berg.

**2. Minutes** passed.

**3. SPA and Summit School Expansion – Informational Presentation**

- Property is within the Highland District Council
- The expansion is the construction of a Math and Science Building
- Timeline: April 2017 (demolition), Fall 2018 (opening), 2019 (completion)
- All construction staging occurs inside the property

**4. LeCesse Snelling / St Clair Development**

- LeCesse has submitted a Zoning Change Request, Conditional Use Permit Request and Site Plan to the city for review and approval. Public Hearing is April 13<sup>th</sup>.
- Sam Walling explained the two requests and the city evaluation criteria. Neighbors were encouraged to focus on them in making their comments.
- Neighbors asked questions and most voiced continued concerns. Themes remained “too tall – out of scale”; “too much and too little parking”, “traffic congestion”; “unappealing building façade”; “fear of losing property value”

Committee Discussion and Recommendations:

- Rezoning Request – combine five B2 parcels form one T3 space. It is consistent with the South Snelling Study and City and MGCC long range plans. Keeping B2 could encourage “strip mall” developers and construction more harmful to the neighborhood than T3. Resolution: recommend approval T3 Zoning (Jim Mogen – move, Dave Pausik – second) passes.
- Conditional Use Permit (CUP) – There was no neighborhood support for the decorative towers (76 feet 10 inches). Without them, the height would be 61.5 feet, 6.5 feet taller than allowed with T3 without a CUP. The developer explained possibilities for lowering the height were explored and exhausted and indicated an economically viable structure could not be built with fewer stories. Resolution: recommend approval of CUP with height limit of 61.5 feet (Marc Manderscheid – move, John Rozek – second) passes.

- Site Plan Recommendations. Resolution: Not make any site plan recommendations (Don Arnosti – move, Meg Arnosti – second) is defeated. Resolution: to recommend these elements be incorporated in the site plan: beautify alley wall, improve streetscape, façade / push back site plan, narrow driveway on St Clair, allow for conversion of parking to retail (Jim Mogen – move, Dave Pasiuk – second) passes.