

Macalester-Groveland Community Council
Housing and Land Use Committee
April 5, 2018 Special Meeting

Attendees: Sam Walling (chair), Jack Fei (secretary), Liz Boyer (MGCC staff), Mike Moore, Marc Manderscheid, Kate Hebel, Dave Pasiuk, Gena Berglund, Eleanor Noble (MGCC Staff), Mike Sonn, Kathryn McGuire, Meg Arnosti, Patrick Beedle, Zuza Pakula, Ben Mingo, Peter Vitko, Tom Dietsche, Cathy Plessner, Anna Savelsberg, Adrianna Jereb, Kathy Kelso

1. Snelling / St Clair Apartments 246/252/258 Snelling (Jim LaValle)

- The design is for a 118 Unit rental and mixed use retail.
- 87 parking spaces for rentals and 11 spaces for retail.
- No variance required, conditional use permit for height.
- Design is a combination of brick storefronts and modern finishing
- Proposal depends on resolution of Cinema Ballroom's perpetual parking lease.
- Feedback was positive with concerns about height and scale.
- Financial viability limits the ability to reduce height and number of units.
- No formal proposal has been submitted to the City.

2. ADU (Accessory Dwelling Units) in Saint Paul (Jamie Radel)

- Minneapolis allows ADUs and they have added about 100 city-wide.
- ADUs are only allowed in a geographic small area and only one unit exists! Demand in St Paul is basically unknown.
- Study is proposed to add other areas where ADUs are permitted.
- District Councils are being approached for input and statement of position.
- Advantages: less cost than new construction, increased tax revenue, more options for homeowners, greater density to support local business and service.
- Disadvantages: unknown / negative / disruptive change impact.
- Most MGCC single home lots 5,000 ft or over could construct ADUs if allowed.
- Motion: Allow the construction of ADUs in Mac Groveland consistent City of St Paul rules and guidelines (Mike Sonn, Tom Dietsche (2nd)) passes 11-6.