

Macalester-Groveland Community Council

Housing and Land Use Committee

April 25, 2018

Attendees: Sam Walling (chair), Jack Fei (secretary), Liz Boyer (MGCC staff), Mike Moore, Dave Pasiuk, Gena Berglund, Eleanor Noble (MGCC Staff), Meg Arnosti, Ben Mingo, Peter Vitko, Tom Dietsche, Cathy Plessner, Anna Savelsberg, Brian Martinson, John Zwier, Nathan Zacharias, John Zwier, Timothy Schmidt, Michelle Berg, Sasha Bergman

1. **Introductions and New Members:** Sasha Bergman
2. **Minutes Passed** after discussion of alternative versions.
3. **Snelling / St Clair Apartments 246/252/258 Snelling** (Jim LaValle)
 - Design update from April 5 presentation includes greater use of brick.
 - The request is for a Conditional Use Permit (18-055252) for height greater than the minimum without a CUP but less than the maximum.
 - The CUP differs from a variance because it is within code (not an exception) and evaluated by the Planning Commission (not Board of Zoning).
 - Those opposed to the CUP voiced these concerns the added height
 - Would add traffic on Snelling, St Clair and side streets.
 - Support neighbors who believe “added height and massive design will be detrimental to the existing character of the immediate neighborhood”.
 - Those favoring the CUP believe the greater number of units
 - Is consistent with City plan for higher density at commercial intersections.
 - Allow for lower rent (without a CUP rents would increase 30 – 40%).
 - The cars owned by top floor renters contribute little to overall traffic volume.
 - After several years of public meetings, more delay adds to construction cost.

The committee passed the following resolution 11 - 5:
“The Housing and Land Use committee supports the CUP and asks for special attention to whatever can be done to remediate traffic and parking on adjacent neighborhood streets.” (Jack Fei, Tim Schmidt (2nd))

4. **2255 Sargent Avenue Variance Request** (Ed Kelly)
 - Applicant seeks variance to construct breezeway between house and garage.
 - Well written presentation explaining and justifying the request.
 - No objections from neighbors

The committee passed the following resolution on a voice vote:
“The Housing and Land Use committee supports the variance request” (Tom Dietche, Michelle Berg (2nd))

5. **210 Cleveland Avenue** – pre-application variance discussion with property owner
 - Building will become a student rental duplex
 - Two options: with or without variance.
 - Owner favors ‘with variance’ for fit to neighborhood (despite greater cost).

The committee passed the following resolution on a voice vote:
“On the condition that there is no strong neighborhood opposition to the plans dated April 25, 2018 and presented to the HLU on April 25th, the HLU supports the variance.”