



## **HOUSING AND LAND USE COMMITTEE MEETING**

Macalester-Groveland Community Council  
Wednesday July 25<sup>th</sup> – 6:30 p.m.  
Groveland Rec Center, 2021 St. Clair Avenue

**Attendees:** *Gena Berglund, Sasha Bergman, Liz Boyer, Tom Dietsche, Jack Fei, Marc Manderscheid, Kathryn McGuire, Wendy Merrell, Mike Moore, Dave Pasiuk, Cindy Radtke, Anna Savelsberg, Tim Schmidt, Nathan Zacharias, Pa Cheng Vang Long*

### **AGENDA**

#### **I. Introductions**

- Mike thanked Sam Walling and Jack Fei for their years of service
- Committee introductions

#### **II. Addition/Deletion of Agenda items**

- No additions or deletions of agenda items

#### **III. Approval of June 2018 Minutes**

- Meeting notes were approved

#### **IV. Accessory Dwelling Units (ADUs) Update and Q&A**

- Jamie Radel, Planner, the City of Saint Paul Planning and Economic Development gave an update on the study which was conducted in February for districts, 1, 3, 7, 9 and Mounds Park
  - She received questions and comments from other districts so spoke to all the districts except 2 and 7 (which was included in the study)
  - Generally, the input was positive with the exception of district 2 which was more neutral and didn't take a position
  - The recommendation has been to allow ADUs
  - Interior attached ADUs would be beneficial in Union Park and Midway which have large home on small lots
- Discussion was had on the impact on student housing
  - In the area that has the student overlay
    - if owner occupied then the student overlay does not pertain

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- If renting to 3 or more students and the ADU is not attached, then the student overlay rules do pertain
- Ward 3 has residential standards different from other wards
  - 45% lot coverage
  - All other wards, 35% lot coverage and 1000 sq ft accessory structures
  - Tom asked how the 5000 foot requirement came about. Why not 4800 feet?
    - Jamie responded with
      - Came about in 1970's
      - 100 by 40 lot size with alley
- Dave inquired about the city increasing inspectors with the addition of ADUs . He is concerned that the demand on inspectors will be too great
  - Jamie responded
    - Landlords are encouraged but not required to attend a Landlord 101 session
    - Doesn't know if DSI is hiring more inspectors
- Marc asked about the process of when the property was sold and what happens when parents buy the house for their child who is a student
  - Jamie responded
    - Selling process
      - ADU declaration has to be had for each property when they have an ADU
      - Title search will have that declaration
      - ADU's have an annual fee of \$67 and a certificate that they live on the property
      - If the owner does not live there any longer, they would have to de-convert the ADU which means minimally the kitchen would need to be removed
    - Parents purchases home for child
      - If student is the owner, they are the owner and student overlay does not pertain
      - Student overlay pertains only when ADU has 3 students
- Jack asked on the number of ADUs currently in Minneapolis and St Paul and could he build one right now
  - St Paul has 1
    - 1165 Sherburne
  - Minneapolis has 92 approved
    - Allowed single family and duplexes
    - Legalizing those that were illegal
    - About 50 new construction
  - Cannot have one in St Paul at this time
- The question was asked if there is a big demand.
  - A couple of calls
  - Person not on the committee is a building contractor and he has received some calls
- St Paul will not allow duplexes but Minneapolis will
  - Way to legalize illegal structures
- Public hearing August 15<sup>th</sup>
- Won't need a variance for an ADU unless there is a "real" variance

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- Motion: Support of the zoning text amendment to the City Council
- Wendy motioned for division, Tom seconded
- Vote: 8 yes, 5 no

#### V. 1524 Summit Ave

- Formerly St. Paul’s Episcopal Church on-the-Hill (Summit and Saratoga)
- Current name is Summit Center for Arts and Innovation
  - Currently has
    - Children music classes
    - Church services
- Historic use variance application
  - John Rupp - owner
    - Commonwealth Properties, Inc
  - Bryan Ford – Project ArchitectClay – Conservative Music
  - Harry Chalmers
- Approved by Heritage Commission
- Gena stated that she enjoys that the building is being used. She has noted that there is an uptick in parking during Sunday church services but not an issue. She supports this.
- Marc questioned
  - Whether this was really a use variance or if it is a conditional use instead.
    - He referenced city ordinance, section 73.02 and thinks this is a departure from that.
    - This request would usually would be in the conditional use application
    - City allows the usage but conditions are wanted on the usage
    - Variances are things that are not permitted
  - The “variance” seems to be around the hours of operation
- Mr. Rupp stated that
  - Will need to present to the committee many times over the next several months. Will need to get commercial zoning and then get a liquor license.
  - Wants the committee to understand the entire vision. He doesn’t want to hide or mislead the committee.
    - Plans for outdoor space- build tall fence former children’s play area
      - Not designed yet
      - Will be used for Sunday school children
      - 10 pm deadline when using it
  - At Heritage Preservation Commission people did bring up parking and hours of operations questions
- Tom brought up some concerns that a committee member who could not attend had and sent in an email to the committee.
  - Hours of operations
  - Parking
  - Safety of the attendees and the neighbors
- Mr. Rupp responded

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- Hours of operations
  - Noon to 7:30 pm will be the usual hours. He said the midnight was “a little overboard”
- Safety of attendees and neighbors
  - He has experience as he owns WA Frost along with other venues
    - Hires really good people
    - His people are experienced in “difficult” attendees and knows how to “handle” them
    - He knows which events require additional security and more attention
- Parking
  - They are considering working with Macalester for access to additional parking
- Comments from the committee members:
  - Anna
    - Agrees that midnight will not be often
    - Think parking and noise will be negligible
  - Jack
    - The decision in front of the committee is not parking or time?
    - Committee should be deciding on the variance
  - Dave
    - Mentioned to Mr. Rupp that because he will be coming back several more times, that it is best to get the operation of hours and parking issues out in the open sooner versus later.
  - Gena
    - Requested bike racks and mentioned that last winter the sidewalks didn’t get shoveled but Mr. Rupp hadn’t owned the building the entire time and he stated that it would be much better this coming winter
    - Asked if there was a complaint letter on noise?
      - There was one from 1474 Summit which is at the east end of the next block
  - Kathy
    - Admire and respects the use of the building
    - Believes that they are “opening a door” that makes some nervous
  - Tom
    - Could the closing time be moved up to 10:30pm which would mean that everyone would be finished and gone by midnight?
    - Recording could go to midnight but the receptions or concerts would end by 10:30
    - Heard there was a homeless people issue
      - Mr. Rupp said they have been working on getting that resolved
        - Someone had left the vestibule open one night but that isn’t happening any more
        - Trimmed up bushes
        - Will be installing motion sensitive lights
  - Nathan
    - No concerns and supports the vision

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- Wendy
  - Happy to see the building
  - Concerns
    - Parking with 400 people attending a concert
    - Would like to see a plan on how parking will be handled
    - Noise when people are leaving at midnight
- Motion: Approve the Historic Use Variance for 1524 Summit Avenue
  - Gina made the motion
  - Marc made an amendment:
    - Committee retains concerns on the hours of operations and the lack of a parking plan
      - Cindy seconded
      - 7 yes, 6 nay
  - Unanimous except for 1 abstention
  -

## **VI. Updates/Announcements**

- Motion: To not have a meeting in August
  - Dave made the motion
  - Cindy seconded
  - Passed unanimously
  - Liz will call a meeting if necessary
    - Currently there are 8 variances in queue but none are in MacGroveland
- The property for St. Clair and Snelling has been settled and closed. The fence has gone up around the parking lot.

## **VII. Adjourn**

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