



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

Macalester-Groveland Community Council

Wednesday, Feb. 27, 2019 – 6:30 pm.

**Groveland Rec Center, 2021 St. Clair Avenue**

**Chair:** Mike Moore  
**Secretary:** Wendy Merrell  
**Staff:** Britta Sherrill

**Attendees:** Julie Kaupa, Michelle Berg, Tom Dietsche, Cathy Plessner, Mike Moore (Chair), Marc Manderscheid, David Pasiuk, Meg Arnosti, Brian Baird, Jack Fei, Mark Seuntjens.

The meeting was called to order by chair Mike Moore at 6:40pm.

### **I. Introductions**

Mike spoke to the goals, process and responsibilities of the committee. All committee and staff members in attendance introduced themselves.

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

No agenda items were added or deleted.

### **III. Approval of January 2019 Minutes**

The January 2019 minutes were approved by a unanimous voice vote.

### **IV. Minneapolis & St. Paul Home Tour, Margot Ashmore**

Margot Ashmore discussed the upcoming MSP Home Tour on April 27<sup>th</sup> and 28<sup>th</sup>, 2019 and requested MGCC and HLU support and promotion of the tour, as well as assistance in getting more Saint Paul homes included on this year's tour.

Discussion points included:

- The tour began in 1988 with a goal of encouraging homeowners to remodel and stay in the city.
- This year's focus includes recent remodels and ADU's (Accessory Dwelling Units).
- Mac-Grove homes on the tour: 99 Cambridge (1<sup>st</sup> floor remodel) and 1714 James (basement).
- Another interesting featured home is at 1467 Iglehart - special stucco designs.
- Still accepting nominations for another week or so, formal deadline was 1/31/19.
- Remodel numbers are down this year, due to increasing costs, especially for labor.

Committee members expressed support for the tour and discussed possible tie-ins with the Blend Awards and other similar local programs.

Margot's email: [mfashmore@aol.com](mailto:mfashmore@aol.com)

**V. 475 Fairview Ave S. – waiver of 45-day waiting period for liquor license, support of petition for outdoor service**

The building at the NW corner of Randolph Ave. and Fairview Ave. is being renovated to operate as a full-service Italian restaurant, opening in late spring 2019. It was most recently a coffee shop operating under several names including Espresso Royale and Brewberries. New owners Eric and Vanessa Carrara live in the area at 1654 Juno Ave. They currently have another restaurant on Cedar Ave. in Minneapolis named Italian Eatery that has a similar menu. This one will feature more sandwich and takeout items, hoping to draw business from St. Kate’s students and nearby neighbors.

Discussion points included:

- Building has serious structural issues, requiring both interior and external renovations.
- Redesigned interior will have improved seating arrangements and ADA accessibility.
- Exterior parking will provide safer and easier access, and more bicycle spaces.
- Seeking a full liquor license since some people won’t go if it lacks one, but the focus will be on full-service and take-out dining, not liquor sales. Only 4 bar seats are planned.
- Maximum occupancy of 41 persons, with 12 or 13 parking spaces (more than required).
- Hours from 10 or 11 AM to 9 PM, license will allow up to midnight for special events.
- Opening projected in 60 days or so, hopefully well before summer season gets started.
- Adding a walk-up window on the building’s south side for easy pickup of takeout orders.
- Outdoor patio dining will be used primarily from Memorial Day to Labor Day.

Following the discussion, a motion was made by Marc Manderscheid, seconded by Jack Fei, and passed by unanimous voice vote with no abstentions, as follows:

“The Housing and Land Use Committee of the Macalester-Groveland Community Council recommends approval of a waiver of the 45-day waiting period for a liquor license, and supports the petition for outdoor service, for the proposed new restaurant at 475 Fairview Avenue South.”

This motion will be forwarded directly to the Department of Safety and Inspections.

**VI. 2241 Princeton Ave – sidewall articulation variance request**

The owners purchased this home in 2006 and are the third owners. They are planning a 2<sup>nd</sup> floor remodel that will extend over an existing open porch on the 1<sup>st</sup> floor, and will be 37 feet in length, which is 2 feet over the 35 foot limit after which a sidewall articulation is required. There were no changes planned for the first floor, so they are requesting a variance of the sidewall articulation that would otherwise be required on both floors if this 2<sup>nd</sup> floor extension is constructed. They have not yet contacted neighbors for their support, but were encouraged to do so by committee members.

Following a short discussion, a motion was made by David Pasiuk, seconded by Jack Fei, and passed by unanimous voice vote with no abstentions, as follows:

“The Housing and Land Use Committee of the Macalester-Groveland Community Council recommends approval of a variance of the sidewall articulation requirement for the proposed remodeling project at 2241 Princeton Avenue.”

This motion will be forwarded directly to the BZA, because the public hearing on this matter, scheduled for March 11, 2019, occurs prior to MGCC's next board meeting on March 14, 2019.

**VII. January 2019 Board/Committee retreat debrief**

The committee unanimously agreed to table this discussion until its next meeting in March, because many of the main contributors at the retreat were not in attendance today, and the committee breakout notes from the retreat were not available for review.

**VIII. Updates/Announcements**

Several updates and announcements were made:

- Alexa Golemo starts as MGCC's new Executive Director on March 4<sup>th</sup>, 2019.
- Marc Manderscheid will conduct a presentation and discussion about his paper "Homes vs. Factories: The 95-Year Battle over the Future of the South Highland Park Neighborhood" at the Highland library on Ford Parkway on Saturday, April 6<sup>th</sup> at 1pm. This excellent historical review was featured by the Ramsey County Historical Society in its Summer 2016 publication. Link: [https://publishing.rchs.com/wp-content/uploads/2017/03/RCHS\\_Summer2016\\_Manderscheid.pdf](https://publishing.rchs.com/wp-content/uploads/2017/03/RCHS_Summer2016_Manderscheid.pdf)
- MGCC's annual meeting is at 6:30pm on April 11<sup>th</sup> at the Smail Gallery in the Olin-Rice science building at Macalester College. Access from Grand or St. Clair, use south or west parking lots.
- Sign-ups for the Home Improvement Fair setup/teardown are mostly done, but more help is always welcome. HLU members in particular should try to assist with this event.
- For 2019 BLEND Awards nominations, contact Michelle Berg or Meg Arnosti.
- It was suggested that MGCC could consider installing a plaque at 2092 Stanford.
- PBS is airing a special about red-lining and restrictive covenants in property deeds.

**IX. Adjourn**

The meeting adjourned at about 7:45pm.

Minutes submitted by Tom Dietsche, temporary acting secretary, on 2/28/2019.