



**HOUSING AND LAND USE COMMITTEE MEETING**

***SPECIAL MEETING***

Macalester-Groveland Community Council  
**Wednesday, September 4<sup>th</sup>, 2019 – 6:30 p.m.**  
 Groveland Rec Center, 2021 St Clair Avenue

**Attendees:**

Meg Arnosti	Ben Mingo
Kate Baxter-Kauf	Mike Moore
Brian Baird	Dave Pasiuk
Tom Dietsche	Alexa Golemo
Jack Fei	Cathy Plessner
Alexa Golemo	Elizabeth Wefel
Mark Manderscheid	

MINUTES

**6:30 I. Introductions**

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

**6:35 II. Estelle (1806 St Clair Avenue), Peter Sebastian, Jason Hansen**

**Background:** The restaurant owners are seeking a waiver of the 45-day notification waiting period for their liquor license applications for: Liquor on Sale – 100 seats or less, Liquor on Sale – Sunday, Liquor-Outdoor Service Area (Sidewalk), and Liquor Catering.

**Discussion:** Operating hours will be as follows: Monday – closed; Tuesday - 4pm-10pm (bar open until 11pm); Wednesday - 4pm-10pm (bar open until 11pm); Thursday - 4pm-10pm (bar open until 11pm); Friday - 4pm-11pm (bar open until 12am); Saturday - 4pm-11pm (bar open until 12am); Sunday - 4pm-10pm (bar open until 11pm). The patio will be open April 1 to October 1, weather permitting and open 4-9 pm during the weekend 4-10 pm on weekends. The patio will not be open in 2019. Closing time of midnight and patio hours are both dictated by city policy for this neighborhood.

The sidewalk in front of the restaurant is inside the patio seating which is the new standard from the City of Saint Paul. The patio seating will be buffered on both sides by large wooden planters.

MGCC staff has not received any letters or concerns from neighbors regarding the application.

Marc: Made the motion --

**The Housing and Land Use Committee of the Macalester-Groveland Community Council supports approval of a waiver of the 45-day waiting period for the liquor licenses for the proposed new restaurant at 1806 St Clair Avenue.**

**Cathy seconded the motion.**

**Vote** was taken: In favor – 10; Not in favor – 0; Abstain – 0.

**6:50 III. 1845 W Jefferson Avenue, John Marshall; Jennifer Otto, Gonye Custom Homes**

**Background:** *The applicant is proposing to demolish an existing attached garage and construct a two-story addition with an attached garage on the main floor and livable space on the second.* The applicant is seeking a variance of the rear yard setback requirement of 25 feet. Applicant's proposed addition would be 17.6' from the rear lot line for a variance of 7.4'. The report from City staff recommended approval of the variance request and found all 6 findings to be met.

**Discussion:** Included that the side wall articulation has been achieved with the new design, that the design fits in with the neighborhood, and that the surrounding neighbors approve of the change.

Marc: Made the motion --

**The Housing and Land Use committee recommends approval of the rear yard setback variance request for the property at 1845 Jefferson Avenue, Reference No. 19-075916.**

**Elizabeth seconded the motion.**

**Vote** was taken: In favor – 10; Not in favor – 0; Abstain – 0.

**7:10 IV. 446 Saratoga Street S., Carol Zoff and Bob Powell**

**Background:** The applicant is seeking a sidewall articulation variance. The existing sidewalls are 27' in length and with the addition, the total length would be 39.5' for a variance of 4.5'. The homeowners are adding a second floor to a pre-existing first floor at the back of the house. In the pre-planning meeting with the zoning and building departments, it was indicated that they would not need a variance. However, when they submitted the plans, the zoning department told them that they would need a variance. They collected signatures from 13 neighbors and the report from City staff recommended approval.

**Discussion:** Committee discussed the fact that the design seemed to meet the intent of the sidewall articulation variance and that it could be costly and wasteful to add an articulation to the existing first-story below the proposed addition.

Brian: Made the motion –

**The Housing and Land Use committee recommends approval of the sidewall articulation variance request for the property at 446 Saratoga Street S., Reference No. 19-075972.**

**Dave seconded the motion.**

**Vote** was taken: In favor – 10; Not in favor – 0; Abstain – 0.

**7:30 V. 1946 Wellesley Avenue, building height, side yard setback, and sidewall articulation variance requests, Dorian & Mindy Nelson, Dave Nelson**

**Background:** The applicant is seeking 3 variances for a 2-story addition to an existing single family dwelling and a detached, two-car garage in the rear yard of the property: a maximum building height variance of 1'-10", minimum side yard setback variance of .9', and sidewall articulation variance of 15'.

**Discussion:** Included discussion around the fact that this home had "nonconforming use status" that predated the zoning changes of the 1950's and 60's and approving these variances would increase the current nonconformity. Committee members also discussed the size of the addition itself as it proposes to nearly double the length of the sidewall. After a lengthy discussion regarding the sidewall articulation and alternative design options that would not require a sidewall articulation variance, Dave suggested the Committee vote on the variances separately. Dave: made the motion. Meg seconded the motion. All in favor.

Variance 1) Maximum building height

**The Housing and Land Use committee recommends approval of the building height variance request of 1'-10" for the property at 1946 Wellesley Avenue, Reference No. 19-075934.**

Vote was taken: In favor – 10; Not in favor – 0; Abstain – 0.

Variance 2) Minimum side yard setback

**The Housing and Land Use committee recommends approval of the side yard setback variance request of 0.9' for the property at 1946 Wellesley Avenue, Reference No. 19-075934.**

Vote was taken: In favor – 6; Not in favor – 4; Abstain – 0.

Variance 3) Sidewall articulation

**The Housing and Land Use committee recommends denial of the sidewall articulation variance request for the property at 1946 Wellesley Avenue, Reference No. 19-075934.**

Vote was taken: In favor – 0; Not in favor – 8; Abstain – 2.

#### **Other Business:**

It was announced that Mike Richardson will attend the next meeting to discuss the Ward 3 Design Standards. Comments included the following:

- Mike Richardson should provide his information in advance so that the committee members have time to review it before the meeting.
- Additional structures are sometimes built after the project has been completed and approved, leading to non-conforming lot coverage. How is the City handling these situations?
- The City staff needs more clarity on the design standards so that homeowners do not get mixed messages, as happened in the case of 446 Saratoga Street South.
- The Housing and Land Use Committee spends a large amount of time on these issues relative to their importance. It might be better if clarity around the design standards and revisions allowed more decisions to be made by City staff.

**8:00 VI. Adjourn**

**ALL SUPPORTING DOCUMENTS AVAILABLE UPON REQUEST. EMAIL [MGCC@MACGROVE.ORG](mailto:MGCC@MACGROVE.ORG).**