



HOUSING AND LAND USE SPECIAL COMMITTEE MEETING

Wednesday, February 24th, 2021 | 6:30pm

Visit www.macgrove.org/participate for Meeting ID # and password

Please note: this meeting is being held remotely online via Zoom and will be recorded.

Chair: Mike Moore

Secretary: Meg Arnosti

Staff: Alexa Golemo

AGENDA

Zoom Webinar (6:20 – 6:30 pm Tech Check)

- 6:30 I. Welcome & Introductions
- 6:40 II. Addition/Deletion of agenda items
- 6:43 III. Approval of January 2021 Minutes
- 6:45 IV. 235 Cleveland Avenue South, Application to Board of Zoning Appeals
Jeremy Exley, WEB Developments, LLC, Applicant

The property owner of 235 Cleveland Ave. (zoned B2) is proposing to demolish the existing commercial buildup, complete a site cleanup with the MN Pollution Control Agency (MPCA) Brownfield Program, and construct a 5-story building, with a ground level of commercial businesses and 4 stories of residential housing. The proposed development will include 2 commercial spaces, totaling 2,600 sq ft and 23 residential units, made up of 1 bedroom units with a den and 2 bedroom units with a den. They have submitted an application to the City of Saint Paul for variances for parking minimum, height maximum, and FAR (floor area ratio).

The proposed development will include 2 commercial spaces, totaling 2,600 sq ft and 23 residential units, including 1 bedroom with a den and 2 bedrooms with a den.

Parking Variance: The required number of parking spaces is 36.9, which includes the 10% reduction from 40.9 spaces with the inclusion of bike parking. The applicant is proposing 24 parking spaces for a variance of 12.9 parking spaces.

Height Variance: The maximum height for this property is 40', which includes the increased height allowance from 30' to 40' with an increased setback from all property lines. The proposed height for this project is 54.8' for a variance of 14.8'.

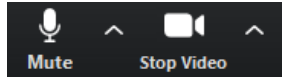
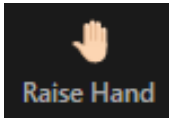
FAR: The maximum FAR for B2 zoning is 2.0. The proposed zoning for this project is 2.8.

This information has been provided by the applicant and has not been verified by the City of Saint Paul yet.

- 8:00 V. Interest in committee discussion about variances, CUP, etc. and equity topics
- 8:15 VI. Adjourn

Committee eMeetings via Zoom

Zoom Protocol

- **Log in Early** – Please log into *Zoom* at least 5 minutes early so the meeting can start in time. Click “Join with Computer Audio.” Use this time to test your speaker and microphone.
- **Security Precautions:** A Zoom link will be sent out to community members who signed up via www.macgrove.org/participate. Please do not share this link with others. In the unlikely event of an external disruption during the meeting, the Zoom meeting may be terminated, and a new Zoom link will promptly be emailed to all participants.
- **Internet Quality** – When possible, physically connect your computer directly to your internet source. If using WIFI, position yourself in an area with the best signal. Remember to disconnect from VPN and turn off unnecessary apps to optimize internet bandwidth.
- **Video** – All Board and Committee members are encouraged to participate using video. However, if you are experiencing poor video/audio quality, click “Stop Video”. As a last resort, you can join by phone.
- **Mute Your Microphone** – To minimize background noise, remember to mute your microphone at the beginning of the meeting. (Mute button is on the lower left corner of the Zoom screen). To speak, press and hold the spacebar on your keyboard to temporarily unmute yourself. Or, unclick the Mute button for an extended conversation.
 
- **View Settings** – Customize how you view meeting participants on your screen using the settings on the upper right corner of your Zoom screen. Gallery View statically arranges all participants in a grid pattern. Speaker View dynamically brings the current speaker to the forefront.
- **Raising your Hand** – If you would like to provide feedback or ask a question, please “raise your hand” icon. If for some reason you do not see an icon labeled “raise hand”, you can take yourself off mute to speak, once you have been recognized by the Chair. (See *Committee Meeting Protocol* below)
 
 click the “raise hand” icon. If for some reason you do not see an icon labeled “raise hand”, you can take yourself off mute to speak, once you have been recognized by the Chair. (See *Committee Meeting Protocol* below)
- **Questions or Day-of-Meeting Troubleshooting** - Contact MGCC Staff at mgcc@macgrove.org and we will do our best to assist you.

Committee Meeting Protocol

- MGCC meetings are **recorded** and made available at www.macgrove.org for one month. Please reach out to staff if you have concerns about being recorded.
- **If you would like to comment**, please raise your hand and wait to be recognized. (See *Raising your Hand* above) When recognized, please first state your name and address.
- **This is a place for civil and respectful dialogue.** It does not mean everyone has to agree, but it means we have to treat one another well. Please keep your comments brief and to the point. At about the two-minute mark, the Chair will let you know that your time is almost up.
- After receiving public comments and inquiries, the Committee members will have the opportunity to ask final questions and to discuss the issues at hand. Only voting members of a committee may vote on a motion. If you are not sure whether you are currently a voting member of a committee, please ask the staff member in attendance.