



## HOUSING AND LAND USE SPECIAL COMMITTEE MEETING

Wednesday, March 1<sup>st</sup>, 2021 | 6:30pm | Zoom

### Committee Members:

Mike Moore (Chair)  
Art Punyko  
Ann Dolan  
Brian Wagner  
Drew Nelson  
Kate Baxter-Kauf  
Marc Manderscheid

Tim Schmidt  
Cathy Plessner  
Colin Fesser  
Dave Pasiuk  
Elizabeth Wefel  
Gene Johnson  
Jack Fei

Kathy McGuire  
Mike Sonn  
Ross Gregerson  
Tom Dietsche  
Evan Hall

**Guests:** Approx. 24 guests

**Staff:** Alexa Golemo

## MINUTES

- I. Welcome/Introductions
- II. File #20-099-497 *Provincial House – Conditional use permit for emergency housing facility serving 22-30 families*. 1880 Randolph Avenue, between Howell Street and Fairview Avenue.

This is a proposal from the Sister's of Carondelet.

Conversion from group housing for nuns to temporary housing for families with children

This is going in front of the city on this Friday.

***Move approval of the CUP application for emergency housing facility serving 22 - 30 families at 1880 Randolph Avenue.***

Motion: Tom Dietsche, Second: Brian Wagner

Sponsoring organization: Interfaith Action of St. Paul.

Comments: (Cathy P). Excited and inspired

Patty H: voiced concerned (multiple times) about the lack of sufficient notice for neighbors to participate. She also commented that the amended agenda details material was hard to find.

Note: The amended agenda was sent out at 3:18 pm with the amended item listed as #1 item.

Marc M.: Noted a conflict of interest in that he is the attorney for the property owners. Marc will not be voting

There were two previous community meetings: Late December 2020 and beginning of January 2021.

Vote: Aye: 18 No: 1 Abstain: 0. Motion passes.



III. Ordinance 21-4: Amending the zoning code as recommended in the Definition of Family Zoning Study

Jack is asking how this is related to Student overlay housing.

Kate: Studies have indicated that the 1975 definition of family can be discriminatory against non-standard families. This doesn't change the building codes regulations. This is in line with anti-discriminatory and inclusive type of zoning.

Marc: WSNAC recently supported the revised definition of family. WSNAC did not approve changing the number of students from 4 to 6. The Planning Commission ordinance was also changed for student housing. The was an ordinance applying to single family and duplex housing only. The purpose of the ordinance was to maintain a diversity of residents.

There were voices in support of considering the two issues separately (1) family definition and (2) increasing the number of residents per unit from 4 to 6.

There were concerns about non-conforming bedrooms and electrical safety. However it was also noted that the city department of inspections does regulate and inspect rental properties.

Committee members noted that the primary principle of the overlay district is to force spacing between rental houses. This ordinance change does not change the 150 foot spacing.

There were comments that the monthly rent per bedroom is too expensive.

***The MGCC HLU supports Ordinance 21-4, version 1: Amending the zoning code as recommended in the Definition of Family Zoning Study, including the proposed changes to Section 60.207 – F, 60.209 – H, and 67.702, of Ordinance 21-4 V1.***

Motion: Colin F, 2<sup>nd</sup> Dave Pasiuk

Amendment: (Patty H/ 2<sup>nd</sup>: Kathy M) to split the original motion into two separate votes.

Vote: Aye 7, Nay 13. Amendment fails.

Original Motion (Shown above): Aye: 14, Nay: 4. Motion Passes.

IV. Adjourned