



## HOUSING AND LAND USE COMMITTEE MEETING

Wednesday, June 23<sup>rd</sup>, 2021 | 6:30pm

### Committee Members

Tom Dietsche  
Ross Gregerson  
Evan Hall  
Patty Hartmann  
Dawn Huffman  
Jack Fei  
Colin Fesser

Alexa Golemo  
Saura Jost  
Jenny Krol  
Wendy Merrell  
Kensey Lipstreuer  
Dave Pasiuk  
Catherine Plessner  
Art Punyko

Regina Purins  
Mike Moore  
Brian Wagner  
Elizabeth Wefel  
Zak Yudishthu

### Presenters

Jim Runyon

## MINUTES

I. Welcome & Introductions of Committee members

II. Addition/Deletion of agenda items

No additions or deletions.

III. Approval of May 2021 HLU Meeting Minutes

### **Motion to approve May 2021 HLU Meeting Minutes (Art P., Catherine P.).**

Motion passes 15-0.

IV. 339 Woodlawn Avenue, Variances for side yard setback & rear yard setback, *Jim Runyon*

*Proposal to add an attached garage to an existing single family home at 339 Woodlawn Avenue with a side yard setback of 4' 6" on the north side, for a variance of 3' 6", and a rear yard setback of 15', for a variance of 10'.*

- Applying for 15' setback vs. 25', variance of 10'
- 1-2' setback on the side yard
- Neighbors North of the block have a range of 10-15' on the block already.

No comments from community members. Letters of approval from neighbors captured by Mr. Runyon and sent to Alexa before the meeting.

**Motion to approve the requested variances for side yard setback and rear yard setback for the proposed plan for attached garage to an existing single family home at 339 Woodlawn Avenue (Catherine P., Tom D.)**

Motion passes 17-0-0.



V. Future Committee Topics, *Discussion (Agenda item from 2/24/2021)*

Brian Wagner: Raised the group to discuss/webinar on rent controls

- Gather information
- Share information with community

Art: recommends a panel representing multiple viewpoints

Elizabeth: part of the panel should include someone from HENS

Alexa: Experienced facilitator, 5-minute perspective, opportunity to learn more, MGCC is not taking a position, but facilitating

Art: Can Alexa send out material on the Equitable Development Scorecard?

- Mac students will collaborate starting in 2022

Evan: Form an informal working group to draft a document/presentation to consider “missing middle” developments, items that are between 2-10 units. [1-4 Unit Infill Housing Zoning Study\\_Scoping Memo to CNPC.pdf \(stpaul.gov\)](#)

Jack: More flexible zoning for multi-generational housing

Elizabeth: How did zoning codes drive inequity in our city?

Dave: “When” will we start to start being the rest of the city?

Colin: We didn’t discuss the 6 guidelines for approving a variance. It would be helpful to have the city BZA come and discuss zoning codes.

Tom D: Marc Manderscheid would be a good panelist on History. He recommended the BZA identify the gaps between the 2040 Comp Plan and the existing zoning codes, changes that they are planning.

Alexa: Preference is now to do district council training 2X per year.

Catherine: The Planning Commission has been reviewing changes to the zoning codes. The city is also involved in studying small areas for re-zoning (e.g. Snelling etc.)

Ross G: It would be interesting (given development in the city), to also include the small business culture is a benefit to our community. How do we support their continued growth? Get their inputs on future developments.

Jack: Everyone should think about which work groups you want to work on.

Alexa created a Google Doc for HLU future topics.

VI. Adjourn

Minutes submitted by Art Punyko.