



HOUSING AND LAND USE COMMITTEE MEETING

Wednesday, February 23rd, 2022 | 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: *Open*

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
- 6:42 III. Approval of December 1st, 2021 HLU meeting minutes
- 6:45 IV. Draft motion to revise MGCC recommendation process, *Discussion and potential recommendation to Board*

Draft Motion to revise how MGCC makes recommendations to the city on zoning variances, conditional use permits, changes to city ordinances, and other matters (Author: Tom Dietsche)

Whereas,

- (a) MGCC is sometimes unable to discuss a certain city matter at a regularly scheduled committee or board meeting, due to a short response deadline by the city, and
- (b) after consideration by the officers, Executive Director and board or committee chair, they may decide not to hold a special meeting to discuss that matter, and
- (c) MGCC always desires to make a recommendation to the city in some manner on matters it deems important.

Therefore, MGCC's policies and procedures for making recommendations to the city on such matters shall be as follows:

1. If there is time, the appropriate MGCC committee (such as HLU) may choose to discuss the matter at a regular or special meeting, and may pass a motion that either goes to the board if there is time, otherwise directly to the city.
2. If the board gets such a motion, or drafts one itself when there wasn't time for a committee meeting, the board may pass a motion that goes to the city.
3. If there isn't time for discussion at a regularly scheduled committee or board meeting, and if neither body wishes to hold a special meeting, the Exec. Committee may discuss the matter and may pass a motion that goes to the city on behalf of MGCC, provided there is unanimous approval by both the Executive Committee and the Executive Director. In such case, the recommendation shall include this note:

"This recommendation was approved solely by MGCC's officers. MGCC did not get enough advance notice to discuss it at a public board or committee meeting. This note must be included with our recommendation to the city."

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All MGCC meetings are online through Zoom at this time. Visit www.macgrove.org/participate/ to receive the Meeting ID # and password for this meeting. All times are approximate. Agenda is subject to change due to additions or deletions. All meetings of the Macalester-Groveland Community Council are open to the public and residents are invited to attend. As of January 2021, MGCC public meetings are recorded and posted at www.macgrove.org. For more information about the Macalester-Groveland Community Council or its committees, please call 651-695-4000 or visit www.macgrove.org.

7:15 V. City of St. Paul Variance Findings, *Discussion*

Sec. 61.601. - Variances.

The board of zoning appeals and the planning commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:

- (a) The variance is in harmony with the general purposes and intent of the zoning code.
- (b) The variance is consistent with the comprehensive plan.
- (c) The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.
- (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner.
- (e) The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
- (f) The variance will not alter the essential character of the surrounding area.
- (g) The application for a historic use variance under title IX, city planning, at [section 73.03.1](#) of this Code, as authorized by Minn. Stats. § 471.193, subd. 3(6), shall be granted only to a property that is a locally designated heritage preservation site and the use variance is the minimum needed to enable the property to be used in a manner that will have the least impact upon its historic character and the character of the surrounding area.

In granting a variance, the board or commission shall make written findings stating the grounds upon which the variance is justified. Inadequate access to direct sunlight for solar energy systems constitutes a practical difficulty in finding (c) above.

7:55 VI. Updates & Announcements

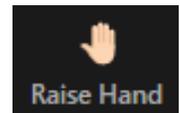
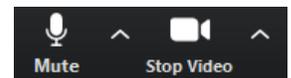
8:00 VII. Adjourn



Committee e-Meetings 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 click the “raise your hand” icon. If for some reason you do not see an icon labeled “raise hand”, you can also send a message in the chat. 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.

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