



HOUSING AND LAND USE COMMITTEE MEETING
Wednesday, March 22nd, 2023 | 6:30pm

HLU Members: Jack Fei, Art Punyko, Mike Moore (Chair), Meg Grove, Marc Manderscheid, Dave Pasiuk, Brian Wagner, Kathryn McGuire, Nora Ptacek, Gene Johnson, Kensey Lipstreuer, Wendy Merrell, Regina Purins, Colin Fesser, Tom Dietsche, Zak Yudhishthu, Zuza Pakula

Community: Julie Kaupa, Cinda Kornblum, Stephanie Shimp, David Ziebarth, Stephanie Shimp, David Ziebarth, Stephanie Shimp, David Ziebarth, Rosemary Maun, Kellie Connor, Nawojka Lesinski, Nawojka Lesinski, David Connor, Mary Tipping, Beth Brombach, Jane McClure, Michael Wade, Lesley Guyton, Lars Norman, Hansen Family, Emma Brown

Staff: Alexa Golemo

MINUTES

- I. Welcome & HLU Introduction, *Mike Moore, Chair*
- II. Agenda additions/deletions
- III. Approve February 2023 HLU Meeting Minutes Approved 11-0-3 (Brian W, Nora P motioned)
- IV. **Liquor License Applications for Groveland Tap at 1834 St. Clair Avenue**

Stephanie Shimp—owner of Groveland Tap since 1998. (612-916-0166)

- Adding a new service area on the patio and expanding the indoor on-sale liquor service area
- Eliminated the front patio tables.
- Recommended License Conditions in the application notification.
- Stephanie explained the extensive remodeling (HVAC, plumbing, sewer) totaling \$2M in improvements.
- There wanted to have more outdoor space (closable)
- Entrance/Exit will come through the host stand on St. Clair. Alley exit is only for emergencies.

Mary Tipping:

Said that she did not receive a door knock. Parking is getting a worse. She was surprised by the size of the development. There is some question about the fire place and noise.

Stephanie answered that Craig (manager) door knocked and talked to all but 3 neighbors She said her business needed to provide an ADA compliant ramp and thus had to reclaim the use of the 2 adjacent business spaces (400 sq feet). She purchased the

Regina Purins:

She raised a question about the lighting be directed downwards.

Hansen Family: (Alyssa)

She didn't talk to anyone from the business. She sees some issues with the current trash pick-up. Significant concern about the restaurant waste generation with the new restaurant—what is the strategy. There seems to more concerns about the parking.



Stephanie: current conditions apply to the sidewalk café license. They are not planning to serve on the front sidewalk and use the patio. She admits there were issues with the dumpster that got frozen in the ice. They needed to move to smaller carts in order to get their services David Connor (Berkely Avenue)

He is asking that the committee oppose the license change. The impact of the restaurant is broad. Employees use the alley to exit, smoke, take breaks. The employees take a lot of parking on Howell and Fairview. He wants the employees to refrain from using the alley.

Nawokja Lesinski:

Lives directly behind the business and he did not receive notice about the remodeling. he is concerned about noise.

Brian Wagner:

He overall applauded the engagement by the business and he appreciates the contributions to the business.

Kellie Connor:

Email chain said that many neighbors did not feel that they got sufficient notice. They have not been a good neighbor in her opinion.

Motion to approve the liquor license request for Groveland Tap including the new outdoor service area (Heather H, Brian W). Motion passed 12-4-1

V. **Phase 2 of the 1-4 Housing Study, Emma Brown & Michael Wade, City of Saint Paul**

Resources:

- Review [overview slides](#) and [Planning Commission's questions for the community about the amendments](#)
- Visit the [1-4 Unit Housing Study website](#) for more information.
- Q. Will zoning changes increase the assessed values of properties that are re-zoned? They didn't know.
- Q. What type of owners will be able to take advantage of the higher density zoning? Typically investors and developers will be able to build higher density. The city doesn't want to encourage tear-downs.
- Q. Has the city learned anything from Minneapolis similar zoning changes? Case studies from Portland. Mpls did not adjust for FAR.
- Public Comment period ends April 13 2021. Include full name and address. Email to 1to4HousingStudy@ci.stpaul.mn.us
- The city has been looking at maps and making recommendations on zoning changes.
- Webinars Mar 28, Mar 30

Motion to table (Regina/Heather) this topic for a special meeting. Motion passes 14-1.

VI. **Recommendations from MRCCA Working Group, MGCC Working Group members**

- The working group looked at the portion of this area inside Mac-Groveland.



- UST South Campus is now zoned River Town and Crossing (RTC). Institutional uses with taller buildings were re-zoned to RTC. This is the only area that is zoned RTC that doesn't have a crossing. It was previously zoned as Urban Open Space.
- The boundary was the traditional area by MRCCA.
- The working group wants to preserve the environment in this primary conservation area.
- The zoning would encourage a different level of development (taller heights)
- Does RTC zoning allow for higher buildings?
- What is the zoning height restriction for River Neighborhood (RN)? The working group doesn't not know.
- Some committee members have concerns with the 2nd bullet point being overly restrictive.
- Beth B: Said Mississippi River is a large migratory bird area. This designation would allow taller buildings.
- Other committee members echoed the importance of preserving green space and protecting our environment near the river.

Motion to Table this resolution (Kathy M/Heather): Passes 15-0.

VII. Adjourn