



## HOUSING AND LAND USE COMMITTEE MEETING

Wednesday, September 27<sup>th</sup>, 2023 | 6:30pm

Visit [www.macgrove.org/participate](http://www.macgrove.org/participate) for Meeting ID # and password

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

**Chair:** Mike Moore

**Secretary:** Volunteer Needed\*

**Staff:** Alexa Golemo

### AGENDA

- 6:30 I. Welcome guests & new members and HLU introduction, *Mike Moore, Chair*
- 6:36 II. Agenda additions/deletions
- 6:38 III. Approve July 2023 meeting minutes
- 6:40 IV. **1488 Grand Avenue, Site Plan Review for Proposed Redevelopment**, *Joe Schneider, Property Owner (Presentation and Discussion)*

This is a review of the proposed site plan for construction of a 3-story, 12-unit multi-family residential building on Grand Avenue between Saratoga St. and Pascal St with 3 off-street parking spaces and at least 10 spaces for bicycle parking.

*Please note: The property owner is not seeking variances for this project but they will be moving through the site plan review process at the City of Saint Paul and wanted to bring the project to the community council. You can learn more about the City of Saint Paul site plan review process [here](#).*

- 7:05 V. **Know Your Rights, St Paul Department of Human Rights and Equal Economic Opportunity (HREEO)**, *Sierra Cumberland & Joshua Clapp (Presentation and Discussion)*
- 7:35 VI. **Phase 2 of the 1-4 Unit Housing Study, City of Saint Paul (Committee Discussion)**

*Please note: The Housing and Land Use Committee does not need to make another recommendation regarding Phase 2 of the 1-4 Unit Housing Study; this is simply the opportunity for the committee to make a recommendation as part of the public hearing at City Council, should the committee wish to do so.*

1. The MGGC Housing and Land Use Committee Meeting passed the following resolution regarding Phase 2 of the 1-4 Unit Housing Study on Wed., March 29, 2023, by a final vote of 9-8:

*The Housing and Land Use Committee of the Macalester-Groveland Community Council supports Phase 2 of the 1-4 Housing Study with the following additions: 1. Encourage only homesteaders be eligible, and 2. Encourage new additions fit in with the character of the neighborhood. \*\**

2. On August 18, 2023, the Saint Paul Planning Commission passed [this resolution](#) containing zoning amendments to the Legislative Code for approval by the Mayor and City Council (15-0). [This one pager](#) provides an overview of the zoning amendments recommended by the Planning Commission. Key recommended amendments to the public hearing draft include:
  - Combine H1 and H2 zoning districts and apply most H2 standards

- Rename H3 zoning district to H2, apply most H3 standards, and expand district to planned H Line, Randolph/East 7<sup>th</sup> corridor, and high-frequency bus routes
  - Adjust H1-H2 density and dimensional standards and table footnotes:
    - Reduced maximum heights to be closer to current standards (30' for RL-H1, 35' for H2 with 30' at side setbacks) – However, this was adjusted at the Planning Commission recommendation. The recommended heights are 33' for RL-H1, 39'/36' for flat and shed roofs for H2).
    - Altered system for determining minimum front setbacks to better consider adjoining setbacks (10' if adjoining setbacks are less than 15' or midpoint of 10' and the larger of the adjoining setbacks)
    - Expanded and adjusted density bonus (affordable rental option matches State LIRC requirements, option retaining existing residential structures, +2 unit for H1 and +1 unit for H2 for a maximum of 6 units in both districts)
  - Adjust and reduce maximum lot coverage for surface parking spaces (10% for corner lots and lots adjoining alleys, 15% for all other lots)
  - Reduce maximum lot coverage for cluster developments (5% greater than district standard to match lot coverage increase for density bonus)
  - Additional building design standards for dwellings with up to six units
  - Incentives for retaining existing residential structures (new density bonus option and two attached ADUs permitted)
3. The Saint Paul City Council will hold a public hearing on the proposed *1-4 Unit Housing Study – Phase 2 Zoning Amendments* on Wednesday, October 4<sup>th</sup>, 2023 at 3:30 pm in City Council Chambers, City Hall, Room 300, 15 West Kellogg Blvd.
- Community members can attend public hearings to provide live public testimony in-person.
  - If you would like to register to provide public testimony by telephone during the public hearing, you are required to pre-register; visit [www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony](http://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony) for more information on pre-registration.
  - Written public comment can also be submitted ahead of time via email at [Contact-Council@ci.stpaul.mn.us](mailto:Contact-Council@ci.stpaul.mn.us), by voicemail at (651) 266-6805, or by mail addressed to Office of the City Council, 310 City Hall, 15 Kellogg Blvd West, Saint Paul, MN 55102.

8:05 VII. Updates/Announcements

8:10 VIII. Adjourn

## Housing and Land Use Committee Mission Statement:

The Housing and Land Use Committee provides an open forum for citizen participation in civil dialogue that applies City guidelines for land use in a way that recognizes the unique nature of our Macalester-Groveland residences, businesses and institutions and enhances the livability of our neighborhood.

## Mac-Grove Guide to Inclusive Decision Making:



## Housing and Land Use Resources:

[Mac-Grove 10-Year Community Plan](#): In July of 2016, the Community Council's latest Comprehensive Neighborhood Plan was approved by the City of Saint Paul City Council. This document serves as a blueprint for future development and community improvements in Macalester-Groveland over the next 10 years.

[City of Saint Paul 2040 Comprehensive Plan](#): The 2040 Comprehensive Plan is Saint Paul's "blueprint" for guiding development in the city over the next 20 years. On November 18, 2020, after Metropolitan Council review and approval, the City Council adopted the 2040 Comprehensive Plan. Its Transportation Chapter was amended (Policy T-31 only) in 2022.

[Thrive MSP 2040 \(Long-range plan\)](#): Under state law, the Met Council prepares a long-range plan for the Twin Cities region every 10 years. Thrive MSP 2040 was adopted by the Met Council on May 28, 2014.

## Meeting Resources:

[Macalester-Groveland Community Council Bylaws](#)

[Macalester-Groveland Public Meeting E-mail Sign-ups](#)


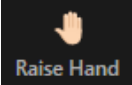
[MGCC Housing and Land Use Committee Website](#)

Democratic Rules of Order: [Summary of the Rules](#)

*A physical copy of the full Democratic Rules of Order can be checked out by any community member from the MGCC Office .*

## 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](http://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 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
  your Chair.
- **Questions or Day-of-Meeting Troubleshooting** - Contact MGCC Staff at [mgcc@macgrove.org](mailto:mgcc@macgrove.org) and we will do our best to assist you.
- **Phone** - The local phone number for joining Zoom is +1 651 372 8299. It will ask you to enter the Meeting ID and the passcode for that meeting (you do **not** need to enter a Participant ID). Phone users can unmute/mute by pressing \*6. To raise/lower hand, press \*9.

### Committee Meeting Protocol

- MGCC meetings are **recorded** and made available at [www.macgrove.org](http://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 residential cross-streets.
- **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.