

HLU Committee Meeting Summary
November 29, 2023

Attendees: Art Punyko, Jack Fei, Gene Johnson, Catherine Plessner, Cameron Cole, Colin Fesser, Dave Pasiuk, Brian Wagner, Regina Purins, Heather Huffman, Meg Grove, Tom Dietsche, Mike Moore (Chair)

Staff: Alexa Galemo

Guests: David Hovda, Brian Altman, Matthew Weiland, Jane McClure, Tom Moss, Rachael, Colleen Tyson

1. October HLU Committee meeting summary approval: Brian Wagner moved approval, Cathy Plessner seconded.

Motion approved 6-0 with 4 abstentions.

2. Rezoning application for 0 St. Clair Avenue (north side of St. Clair at Ayd Mill Road).
Representing the project: David Hovda (Hovda Properties), Brian Altman (McClay-Alton P.L.L.P.), Matthew Weiland (Clear Channel Outdoor)

The application includes rezoning such that the three lots at the northwest corner of St. Clair at Ayd Mill Road) have the same classification, which would in turn allow for construction of a single multi-unit housing development with first floor light commercial (probably a professional office) and one billboard. The request of the HLU Committee is to support the rezoning request from B1 to T3, and to allow for a billboard as a non-conforming use of the parcel.

Questions from HLU Committee and other attendees:

- The application says three billboards will be reduced to just one – but why not have any billboards at all? *Response:* Clear Channel Outdoor is in the advertising business. It owns some of the land in question, and plans to sell it for the proposed development with the caveat that it can continue to have one billboard there.
- Why request a T3 zoning designation instead of T2? *Response:* City staff suggested using T3.
- Please clarify the ownership structure of the properties. *Response:* As it stands, Hovda Properties owns two of the three parcels, and Clear Channel owns one. Clear Channel will sell that parcel to Hovda with the caveat that Clear Channel can keep one billboard on whatever building is constructed there.
- What is the difference between T2 and T3 zoning classifications? *Response:* In general, the higher the number, the more density of development in terms of square footage allowed on a property. For more information, see the City's Zoning Code, especially [Zoning Code Districts](#).
- What are the next steps in project? *Response:* Once the City approves of the rezoning, the project will move into design phase.
- Will the remaining billboard be digital? *Response:* No. Digital billboards are not allowed in St. Paul. The billboard will be printed.

- Does the project impact the billboards across the street? *Response:* No, only those on the property on the north side of St. Clair.
- What will be built on the site? *Response:* Plans submitted to the City call for a 46 unit multi-family building, with light commercial space on the first floor. That space will likely be for a professional office. It won't be a bar or restaurant. There will be approximately 30 parking spaces.
- Will the units be rental? When does the developer declare intentions? *Response:* Right now, the market for rental units is stronger than for ownership units. That could change.
- Does the Mac Groveland Board or the HLU Committee have an official stance of preference of construction of rental vs. owned units? *Response:* No.
- Is the project in keeping with Mac Groveland's vision and with the City's Comprehensive Plan? *Response:* It is. Its location will be convenient for transit, vehicle, walking, and cycling. Transit on St. Clair is limited right now, but there is discussion of re-establishing a bus route.

Jack Fei moved, and Art Punyko seconded the motion to support the rezoning request. Tom Dietsch added a friendly amendment to include support of a nonconforming use of the property to allow the billboard on the building. Fei and Punyko accepted.

Motion as amended: Motion to recommend approval of the applications for a nonconditional use permit with variance for advertising sign near Clear Channel, and the rezoning from B1 to T3, from Hovda Properties, for the properties at 0 St. Clair Avenue as motioned by Jack Fei and seconded by Art Punyko.

Motion approved 11-1.

Next step: report of vote goes to the City's Zoning Commission immediately with action from the Commission due 11/30/23.

3. Announcements:

- Grand Meander will be 12/4 11-4PM. Mac Grove Community Council will have an information table outside of Wet Paint staffed by volunteers.
- Next meeting of HLU Committee is scheduled for 12/13/23 at 6:30. It is a special meeting with focus on updates about the St. Thomas South Campus Arena.
- Next Mac Groveland Board and Committees meeting/retreat is scheduled for 1/11/2024. It will be a hybrid session, with the physical site to be determined.
- Aside from the 12/13/23 HLU Committee meeting, there are no other Mac Grove meetings in December.
- Hamline-Midway Coalition hosting a quarterly meeting on transportation related issues on December 6th at 1 pm via Zoom.

Meeting adjourned.