HOUSING AND LAND USE COMMITTEE MEETING
Wednesday, October 28, 2026 | 6:30pm

*This is a **Hybrid** meeting with opportunities to attend in-person and remotely via Zoom. Community members can sign-up to receive meeting agendas and attendance options at **macgrove.org/participate**.*

Chair: Art Punyko – Interim Committee Chair
Secretary: Karen Wahmanholm
Staff: Laura Wallace, Tori Miller

AGENDA

6:30 I. Welcome guests & new members and HLU introduction, *Art Punyko, Interim Committee Chair*

6:35 II. Agenda additions/deletions. Additions will be discussed at the end of the meeting.

6:37 III. Approve September 2026 HLU Meeting Minutes

6:40 IV. **CUP Review and how it ties into the Zoning Information Sheet:** *Meg Grove, Laura Wallace*

7:00 V. **ACTION: Planning and Economic Development (PED) received the attached Conditional Use Permit application for consideration by the Saint Paul Planning Commission:** 1190 JAMES AVE - *Meredith Ernst*

- *The Planning Division of the Saint Paul Department of Planning and Economic Development (PED) has received the attached Conditional Use Permit application for consideration by the Saint Paul Planning Commission.*
- *Please note that this application has not yet been reviewed for completeness and it may therefore be returned to the applicant for additional information.*
- ***The case is scheduled to go to Planning Division when a public hearing on the application on Friday, November 6, 2026.***

Request to modify Condition #2 of the existing Conditional Use Permit (Zoning File No. 25-040-780) for Resort Wellness Club at 1190 James Avenue to recognize owner residency at the adjacent property, 1198 James Avenue, and add Condition #5 permitting the upper level to be used for accessory business functions, including offices and storage, without guest access

7:20 VI. **UPDATE: Brief University of St. Thomas CUP** – Amy McDonough

7:25 VII. **UPDATE: EX: *Sec. 65.921. -*** *Solar energy system.: Laura Wallace*
SAINT PAUL CITY COUNCIL
NOTICE OF PUBLIC HEARING
Minor Text Amendments Zoning Study

Wednesday November 18, 2026
3:30 p.m. City Council Chambers, City Hall, Room 300
15 West Kellogg Boulevard, Saint Paul, MN 55102

7:30 **VIII.** **ACTION:** Typically, in October the committee votes on when to meet in November, due to the Thanksgiving Holiday. *Art Punyko, Interim Committee Chair*

7:35 **IX.** **Review Meeting Action Items & Adjourn** - *Art Punyko, Interim Committee Chair*

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

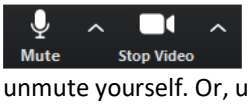
Zoom Protocol

- **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. 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.

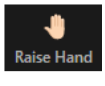
- **Internet Quality** – When possible, physically connect your computer directly to your internet source. If using WIFI, position yourself in an area with the best signal. Remember to disconnect from VPN and turn off unnecessary apps to optimize internet bandwidth.

- **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. • **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 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.