



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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DATE: August 29, 2014
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of August 28, 2014, Zoning Committee Hearing

1 PRESENTATION: Enforcement of permit conditions
Wendy Lane, Zoning Administrator
Dan Niziolek, DSI Deputy Director and License Manager

OLD BUSINESS

2. More 4 A Buck (14-308-882)
Change of nonconforming use permit for auto repair and outdoor auto sales.
Address: 1176 Dale Street N
District Comment: District 6 recommended denial
Support: 0 people spoke, 0 letters
Opposition: 1 person spoke , 1 letter
Hearing: closed
Motion: Denial

<u>Recommendation</u>	
<u>Staff</u>	<u>Committee</u>
Approval with conditions	Denial (4 - 2 - 1) (Edgerton, Nelson) (Merrigan abstained)

NEW BUSINESS

3. Premier Storage (14-319-416)
Nonconforming use permit (reestablishment and change) for an indoor rental storage facility
Address: 543 James Ave
NW intersection at Duke
District Comment: District 9 recommended denial
Support: 1 person spoke, 0 letters
Opposition: 1 person spoke , 8 letters
Hearing: closed
Motion: Approval with conditions

<u>Recommendation</u>	
<u>Staff</u>	<u>Committee</u>
Approval with conditions	Approval with conditions (4 - 2) (Reveal, Wencil)

		<u>Recommendation</u>
		<u>Staff</u> <u>Committee</u>
4.	<p>River Road II Investments (14-319-307) Conditional use permit for a 69-unit assisted living/memory care facility, with density, front yard setback, and lot coverage variances.</p> <p>Address: 1925 Norfolk Ave</p> <p>District Comment: District 15 recommended approval</p> <p>Support: 0 people spoke, 1 letter</p> <p>Opposition: 0 people spoke , 0 letters</p> <p>Hearing: closed</p> <p>Motion: Approval with a condition</p>	<p>Approval with a condition Approval with a condition (6 - 0)</p>

		<u>Recommendation</u>
		<u>Staff</u> <u>Committee</u>
5.	<p>Cash-N-Pawn (14-316-218) Expansion of a nonconforming use pawn shop</p> <p>Address: 490 University Ave W SE corner of University Avenue and Mackubin</p> <p>District Comment: District 8 recommended denial</p> <p>Support: 0 people spoke, 0 letters</p> <p>Opposition: 0 people spoke , 1 letter</p> <p>Hearing: closed</p> <p>Motion: Lay over to September 11, 2014</p>	<p>Approval with conditions Laid Over (6 - 0)</p>

		<u>Recommendation</u>
		<u>Staff</u> <u>Committee</u>
6.	<p>344 Summit Hotel (14-316-432) Conditional use permit for reuse of large structure for boutique hotel</p> <p>Address: 344 Summit Ave between Western and Virginia</p> <p>District Comment: 8 recommended approval with conditions</p> <p>Support: 1 person spoke, 1 letter in support, 1 letter in support with conditions</p> <p>Opposition: 3 people spoke , 6 letters</p> <p>Hearing: closed</p> <p>Motion: Approval with conditions</p>	<p>Denial Approval with conditions (4 - 1) (Nelson)</p>