



**Planning Commission
Special Meeting Minutes
June 3, 2023
9:00 AM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Patrick Blees called the special meeting to order at 9:00 AM.

II. ROLL CALL

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Erik Brenna, Commissioner

Present via Zoom pursuant to Stats.13D.02, sub. 1

Cameron Muhic, Commissioner

Absent

Jim Rathe, Commissioner

Jason Nordby, City Council Liaison

Present via Zoom

STAFF

Brandy Howe, Community Development Director

III. ADOPT AGENDA

Blees asked for a motion to adopt the 06-03-2023 special meeting agenda.

M/Rathe, S/Wise.

Motion carried 4-0.

IV. APPROVAL OF MINUTES

A. Approval of May 4, 2023 Meeting Minutes

Blees asked for a motion to approve the May 4, 2023 meeting minutes.

M/Wise, S/Rathe.

Motion carried 4-0.

V. PUBLIC HEARINGS

A. Amendment to the Lillie Redevelopment Planned Unit Development

Howe provided a staff report on the proposed Planned Unit Development (PUD) amendment for the Lillie Building redevelopment project. The PUD Amendment consists of the elimination of dedicated commercial space, adds two live-work dwelling units (adjusting the total unit count from 82 to 84), reduces parking stalls by 2 for ADA compliance, and building design modifications regarding balcony design, loss of commercial architectural detail, stair tower glazing and the parapet cap.

B. Amendment to the 2040 Comprehensive Plan Text

Howe provided a staff report on the Lillie Building redevelopment project and the proposed Comprehensive Plan amendment. The increase in dwelling units for the project triggers the need to amend the Comprehensive Plan. At the proposed 84 units, the site would exceed the density allowance



of 110 dwelling units per acre to 114 dwelling units per acre. The proposed Comprehensive Plan amendment adjusts the site-specific density bonus option to allow up to 130 dwelling units per acre if approved by City Council.

Chair Blees opened the public hearing at 9:16 AM

Elaine Barton, Burke Ave E., stated that the commercial space was what really made the project a PUD. The live-work option may bring into question whether the PUD is losing its nature. Multifamily residential is not a permitted use in MU-1. Live-work is one use, and residential over commercial is another use. Ms. Barton recommended amending the resolutions for accuracy and clarity. In the original approval, staff was to work with the developer to see what they could provide the City in return for getting the flexible zoning standards. Ms. Barton stated it should be known what amenities were agreed upon.

John Schmahl, 2750 Chisholm Avenue, thanked those who initially agreed that the project would not work with a commercial space.

Chair Blees closed the public hearing at 9:22 AM.

Blees recommended that more clarity be added to the resolution to describe the mix of uses allowed in the building and the increase of live-work units.

Wise shared appreciation for the developer taking great care with the design. The height in the middle section of the building is the only area that seems to be lost, but everything else looks aligned with the intent of the initial design. Blees, Rathe and Brenna concurred. Blees noted the height of the building is being reduced which relates to public comments received in 2022 regarding the height of the building.

Blees asked for a motion to recommend approval to City Council the Planned Unit Development amendment.

M/Wise, S/Brenna.
Motion carried 4-0.

Blees asked for a motion to recommend approval to City Council the Comprehensive Plan amendment.

M/Rathe, S/Wise.
Motion carried 4-0.

VI. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 9:34 AM.

M/Rathe, S/Wise.
Motion carried 4-0.

The next regularly scheduled Planning Commission Meeting is Thursday, July 6, 2023 at 6:30 PM.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org