

Commissioners:

James Bull
James Daire
Chuck Gitzen
Julie Kimble
Robert Murphy
Peter Sparby



**Planning Commission
Agenda**

Wednesday, January 9, 2019
6:30pm

Address:
2660 Civic Center Dr.
Roseville, MN 55113

Phone:
651-792-7080

Website:
www.cityofroseville.com/pc

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes

Documents:

[DECEMER 5, 2018 MINUTES.PDF](#)

5. Communications And Recognitions
 - 5.A. From The Public:
Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update
 - 5.B. From The Commission Or Staff:
Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process
6. Public Hearing
 - 6.A. Consider A Request By Pinecone-Fairview, LLC And 2720 Fairview DCE, LLC For An Interim Use In Support Of Outdoor Semi-Trailer Storage At 2720 Fairview Avenue (PF18-028)

Documents:

[6A REPORT AND ATTACHMENTS.PDF](#)

7. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, December 5, 2018 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Murphy called to order the regular meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.
4
- 5 **2. Roll Call**
6 At the request of Chair Murphy, City Planner Thomas Paschke called the Roll.
7
- 8 **Members Present:** Chair Robert Murphy; Vice Chair James Bull; and Commissioners,
9 James Daire, Chuck Gitzen, Wayne Groff, and Peter Sparby
10
- 11 **Members Absent:** Commissioner Julie Kimble (excused)
12
- 13 **Staff Present:** City Planner Thomas Paschke
14
- 15 **3. Approve Agenda**
16
- 17 **MOTION**
18 Member Daire requested moving Item 6c before Item 6b.
19
- 20 **Member Daire moved, seconded by Member Bull, to move Item 6c before Item 6b**
21 **on the agenda.**
22
- 23 **Ayes: 6**
24 **Nays: 0**
25 **Motion carried.**
26
- 27 **Member Bull moved, seconded by Member Groff, to approve the agenda as**
28 **amended.**
29
- 30 **Ayes: 6**
31 **Nays: 0**
32 **Motion carried.**
33
- 34 **4. Review of Minutes**
35
- 36 **a. November 7, 2018 Planning Commission Regular Meeting**
37
- 38 Member Bull indicated he had one correction on line 331. He stated the word
39 “fluent” should be “affluent”.
40

41 **MOTION**

42 **Member Gitzen moved, seconded by Member Sparby, to approve the November**
43 **7, 2018 meeting minutes as amended.**

44
45 **Ayes: 6**

46 **Nays: 0**

47 **Motion carried.**

48
49 **5. Communications and Recognitions:**

50
51 **a. From the Public:** *Public comment pertaining to general land use issues not on this*
52 *agenda, including the 2040 Comprehensive Plan Update.*

53
54 None.

55
56 **b. From the Commission or Staff:** *Information about assorted business not already on*
57 *this agenda, including a brief update on the 2040 Comprehensive Plan Update*
58 *process.*

59
60 None.

61
62 **6. Public Hearing**

63
64 **a. Request for Approval of a Preliminary Plat to Subdivide the Property at 2600**
65 **Hamline Avenue into Two Lots and a Subdivision Variance to City Code Section**
66 **1004.8(B) “Dimensional Standards” to Allow for the Creation of a Lot with a**
67 **Depth of Less than 110 Feet (PF18-022).**

68 Chair Murphy opened the public hearing for PF17-019 at approximately 6:38 p.m.
69 and reported on the purpose and process of a public hearing. He advised this item
70 will be before the City Council on January 7, 2019.

71
72 City Planner Paschke summarized the request as detailed in the staff report dated
73 December 5, 2018.

74
75 Member Groff asked if there were any comments from neighbors.

76
77 Mr. Paschke indicated staff did not receive any emails or phone calls related to this
78 item. He noted the only conversation he had in regard to this item was with Member
79 Gitzen.

80
81 Member Gitzen stated when looking at the site plan (3 of 3), it shows a 1.2-foot
82 encroachment by the garage to the south. On the preliminary plat of Simonson
83 Estates, it looks like the line is moved and he wanted staff to make sure that was the
84 case and that there is not an encroachment.

86 Mr. Paschke noted the applicant is at the meeting to answer questions, but he agreed
87 there should be a verification of that before it gets too far along in the process and is
88 dealt with if needed.

89
90 **Applicant Representatives**

- 91
- 92 • **Adam Parker, Engineer and applicant assistant**
- 93 • **Kevin Hart, representing the applicant, who is his grandmother**
- 94

95 Member Gitzen stated on the plan, 3.3 shows a 1.2-foot encroachment and on the
96 preliminary plat it appears the line has been moved. He asked which one is correct.

97
98 Mr. Parker stated the correct location is on the preliminary plat. He thought the site
99 plan document that was sent was before the boundary survey was completed and the
100 preliminary plat has been updated to show what is on the boundary survey. He noted
101 both plans match.

102
103 Member Sparby asked if there has been any communication with the property owner
104 to the south about the boundary.

105
106 Mr. Hart indicated he had not had any discussions with the property owner to the
107 south and assumed the property owner received the same notice he received for this
108 meeting where the property owner could voice their concerns if any.

109
110 Chair Murphy asked the applicants if there was anything additional the Planning
111 Commission should know about this item.

112
113 Mr. Parker indicated everything in the packet is up to date with the exception of the
114 engineering plans but have since been updated.

115
116 **Public Comment**

117
118 No one came forward to speak for or against this request.

119
120 **Commission Deliberation**

121
122 **MOTION**

123 **Member Gitzen moved, seconded by Member Groff, to recommend to the City**
124 **Council approval of the proposed subdivision variance and preliminary**
125 **Simonsen Estates plat of the residential property at 2600 Hamline, based on the**
126 **content of this RPCA, public input, and Planning Commission deliberation, with**
127 **the condition that 16.5 feet of additional Hamline Avenue right-of-way be**
128 **dedicated pursuant to Ramsey County’s Major Street Plan.**

129
130 **Ayes: 6**

131 **Nays: 0**

132 **Motion carried.**

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c. Consider a Request by New Life Presbyterian Church for an Interim Use to Operate as Emergency Overnight Shelter for Month of April Each Year (PF18-026)

Chair Murphy opened the public hearing for PF18-026 at approximately 6:51 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council on January 7, 2019

City Planner Paschke summarized the request as detailed in the staff report dated December 5, 2018.

Member Bull asked if the Interim Use Permit for the shelters in church's is required based on an administrative decision.

Mr. Paschke stated he stated last summer the Fire Department and Building Official went out to one or both of the churches for inspection and was determined at that time through discussions it was determined that churches are not designed for overnight stays. He stated the churches are not built for or meet fire or building codes for overnight stays. In order to be allowed to have overnight stays without making the needed improvements the church can either do the Interim Use process or the church can submit plans to remodel to accommodate lodging rooms or those types of things in order to become compliant with the code because this is not a traditional, historical or common use of a church and its facilities. The way the City supports it through the zoning would be an Interim Use in order to allow the church to continue to do this.

Member Bull begged to differ that it is not a traditional use of a church. Many churches he knows have done this and he feels like it is almost an underhanded move to question sanctuary cities and sanctuary churches with this action without broader community involvement.

Mr. Paschke indicated Member Bull was free to have that opinion regarding the Planning Divisions interpretation of Place of Assembly and indicates that the Church can appeal the staff interpretation/determination to the City Council. He also stated he would disagree with the opinion staff was underhanded in requiring the IU process for the temporary overnight homeless shelter and thought many on staff would also disagree.

Member Bull agreed the City Council is the place to bring that up. As a Planning Commission the members are here to rule on what is before them as a request, but it is good to have a grounding as to how this requirement came about. He felt like it puts a bourdon on the finances of the churches. He stated this has been happening for many years and the churches have other programs such as lock-downs. He stated he has visited with Roseau Lutheran for their open house on this matter and he saw their housing facilities. He stated he did not know the fire code or what would need to be amended. For the temporary purchases the church is looking for he thought it is a very good facility. He stated he was supportive of the effort and he was open to

179 hearing the views of the community and Commissioners to make a decision at the end
180 of this.

181

182 Member Sparby asked if staff had a list of what improvements need to be made as
183 required by the fire and building code.

184

185 Mr. Paschke indicated he did not have that information with him. He stated there is
186 not an area in the church that is designed for housing. It is a different type of code
187 that needs to be met in order to have living facilities, overnight stay, versus having it
188 designed as open sanctuary areas and other things. He stated the building code looks
189 at those things much differently as does the fire code. He noted there are exiting
190 issues and other things that need to be taken into consideration.

191

192 Member Sparby indicated there was not an idea of cost to make the improvements.

193

194 Mr. Paschke indicated there was not. He stated when this was brought to him, he was
195 not aware this type of use was being utilized in either of the 2 churches, regardless of
196 how long it has been there.

197

198 Member Sparby stated the Commission received a brief rundown of the fees and the
199 letter but that was not part of the actual record received. He wondered if staff had a
200 rundown of what those fees are and is that only applicable once for the five-year
201 Interim Use.

202

203 Mr. Paschke stated in order to go through the Interim Use process, it is treated
204 differently than some of the other processes the City has. He stated the City is
205 required to conduct an open house which has a specific fee and escrow required as a
206 part of it because there is an expanded notification process. The fee needs to be paid
207 and if the City has a much larger notification, then the City might utilize a portion of
208 the escrow paid. He stated in this case the escrow was not used so the church has to
209 pay the fee and escrow was returned. He stated there is also an application fee for an
210 Interim Use and in this case both churches applied under the former application, so
211 the fee was much less than the current application fee on the books.

212

213 Member Sparby stated he sees the open house fee of \$1,100 and the escrow is \$500,
214 and the application fee was \$675 with escrow being returned.

215

216 Member Daire asked if it has been staff's determination that this operation is unsafe
217 and there fore the health, safety and welfare of the community is in danger.

218

219 Mr. Paschke stated he would not say it is unsafe. He indicated he did not know if it
220 was unsafe or safe for that matter. He thought there were life safety issues with
221 having people staying overnight in facilities that are not appropriate for them. In
222 order to address that the improvement would either need to be done to support that or
223 there is a process that the applicant needs to go through, Interim Use, in order to
224 continue that type of effort, whatever it is.

225

226 Member Daire asked if Mr. Paschke considered this to be an unsafe situation in either
227 event.

228
229 Mr. Paschke stated he would not know any differently.

230
231 Member Daire stated the powers that the City operates under, the police powers of the
232 City, protecting the health, safety and welfare of the residents, and if this is unsafe
233 then he thought it is the City's obligation to say it is and if it is unsafe then he thought
234 the Commission needed to know what is needed to make it safe.

235
236 Mr. Paschke stated he has not been told it is not unsafe. He stated the Fire
237 Department has not communicated to him, but the project has been discussed with
238 staff and the Building Department. The use has been discussed and the Fire
239 Department has concerns about it, but he did not hear the term that it is unsafe. There
240 are issues related to with what is going on and the Fire Department can work with it
241 under the Interim Use knowing what is known today versus what was known years
242 ago. He stated only under the Interim Use permit will the Fire Department support
243 this.

244
245 Member Daire stated the point he was getting at, is this a use the City is not familiar
246 with attached to a church. Or does this actually threaten the health, safety and
247 welfare of people in the community or the people that use it. He thought if it is
248 demonstrated that it is a threat to the health, safety and welfare, then the City has a
249 leg to stand on. If the only reason is that the City is not used to having churches do
250 this kind of thing, then he thought the City was on pretty shaky ground. He stated if it
251 is unsafe, then there needs to be a plan to make it safe. If it is solely the use which is
252 not under the police powers, then there are other questions that need to be answered.

253
254 Member Groff asked if there were any other solutions other than Interim Use with
255 this proposal other than doing the changes and repairs to the physical structure.

256
257 Mr. Paschke indicated he did not believe so. Realistically from a Planning/Zoning
258 perspective, utilizing a church for this use is prohibited and the only way around that
259 under the Zoning context is going through the Interim Use process to allow it. This is
260 no different from the other Interim Uses the City supports. He stated this is not a use
261 the City would consider to be typical or historical or traditional of a church and
262 warrants greater scrutiny because of the type of activity that it is. He stated he got
263 involved because the Fire Department and Building Official got involved in their
264 inspection and concerns over it.

265
266 Member Groff asked if the City Council was able to waive any of the fees.

267
268 Mr. Paschke assumed the City Council would have the ability to waive fees if chosen
269 to do so. Staff does not have the ability nor does the Planning Commission, only
270 recommendations can be made by the Planning Commission.

271

272 Member Groff understood that and thought there was a bigger question going on right
273 here but to make it difficult for churches to function and do something that the church
274 and people feel is their duty and is a big thing for the City to step in and make
275 difficult for them. He understood Mr. Paschke is approaching this just from a statute.
276

277 Mr. Paschke thought this was broader than that. He did not think the City was trying
278 to step on any toes with what the church is doing. He thought the City was open to it
279 but with everything, there is a process. To be perfectly honest, he was not certain it
280 was a good thing to have buildings designed one way and to be utilizing them in a
281 much different manner because there are issues with that.
282

283 Member Groff stated the City just finished the Comprehensive Plan and there was a
284 lot of discussion regarding housing and this is the very basic part of housing, the
285 homeless. He stated the Commission can look at based on statute and he thought the
286 Commission probably needed to go this route, but he did not think it should be the
287 end of this conversation because he thought this was an onerous thing to put on the
288 churches.
289

290 Member Bull stated going forward with the Interim Use Permit, he did not understand
291 how that provides any additional health or safety to the community. All it does is put
292 the burden of the church registering and paying almost two thousand dollars in fees
293 that could be utilized for other uses in the community. He stated staff
294 recommendation does not include any conditions asking the church to do or fix. He
295 stated he was at a loss as to why the City is requiring this. He asked if there was an
296 ordinance regulating temporary housing in non-residential buildings.
297

298 Mr. Paschke stated the City did not have anything that he was aware of.
299

300 Member Bull stated the Roseville Review just published an article on St. Paul passing
301 an Ordinance on temporary housing on this same matter to provide churches and
302 schools to be able to provide shelters. He stated the other question is Roseville
303 Statutes versus Minnesota Statutes, Minnesota Statutes permit emergency shelters and
304 includes institutions such as schools and churches and inclement weather is defined as
305 an emergency along with other hardships. He noted there is one section on adults and
306 families and another one is on youths. He feels like the City is trying to supersede
307 what the State is putting out there as far as churches being eligible to be emergency
308 shelters which is the intention that is being brought forward as their use. He stated he
309 was not understanding the need for it and that will be something the church will need
310 to take up with the City Council.
311

312 Member Sparby stated he did see a gap between what the Fire Code recommended
313 improvements were and the Interim Use. If the City was pulling some of the
314 improvements into the Interim Use and providing something constructive that the
315 church could grasp onto and therefore there was a broader thrust of the Interim Use,
316 he would be able to take a closer look at it. But it almost seems like the church is
317 going through the process for no reason because the City is not pulling in anything

318 that was part of the Fire Code improvement. He felt there was something amiss of
319 where the City started and the process the City is taking.

320
321 **Applicant Representative**

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323 • **Mary Fran Moen, Church Administrator for United Life Presbyterian**
324 **Church**

325
326 Ms. Moen stated her understanding is Project Home requested United Life
327 Presbyterian Church to inform the Fire Department that people were staying at the
328 church and where in the church the families were staying so the Fire Department
329 would be aware of any safety issues. She thought the term shelter was more
330 applicable as opposed to housing because the church does not cook. Cold snacks are
331 provided in the evening for the families along with cold breakfast and snacks as the
332 families leave for different programs. The families wash up at the programs center.
333 The church is strictly a relaxing and sleeping area for the families. She stated five
334 years ago Project Home asked the church to inform the Fire Department of the shelter
335 and every year she has been with the church the Fire Department has come in and
336 inspected the building. One of the comments that Mr. O’Neil made were the number
337 of exists that were in the church and indicating it was more than what was required.
338 She showed on a layout where the exists are located in the church.

339
340 Ms. Moen stated Mr. O’Neil made the comment along the lines that he was very
341 happy to see how open it was and more than enough ways out in case of an
342 emergency. Her understanding from what was said is the safety of the church is
343 surpassed. She also invited the Fire Department to tour the entire building and check
344 it for fire safety to make sure everything was up to code. She noted the church has
345 complied with everything the Fire Department has asked for because safety of the
346 church guest is important. She stated she sees this as a very historic and traditional
347 use of the church with having some sanctuary issues and to show Christ’s love. This
348 is a very tangible way that United Life is promoting what the church is seeing as their
349 vision and mission and has always been part of this church’s mission as far as
350 showing Christ’s love in this community.

351
352 Ms. Moen stated homelessness is a huge problem in society right now and this is a
353 chance for Roseville to also take part in a homelessness initiative.

- 354
355 • **Sarah Legal, Director of Project Home at Interfaith Action of Greater St.**
356 **Paul**

357
358 Ms. Legal stated she has been running project home since 2001.

- 359
360 • **Pastor Riz Prakasim, Pastor of New Life Presbyterian Church**

361
362 Pastor Prakasim stated he has been leading the faith community in Roseville for the
363 last five years. He echoed what Ms. Moen and Ms. Legal have stated. He stated 2.5
364 years ago the church had the pleasure of inviting Chief Mathwig to their faith

365 community for the adult education forum and one of the things he stated is this is a
366 joint effort to make the communities more robust, safe, and cooperative. He stated
367 there were three things the church could do from their perspective to decrease crime
368 and strife in the community. One of things is to provide transportation for people to
369 get to work and help people to find jobs. Help people with child care systems and the
370 third thing he said is this is people with housing and is certainly something the church
371 has been trying to do in concert with Project Home. This is one of the basic tenants
372 of their faith as described in the Holy Canon. Matthew 25 explicitly says that if you
373 see someone in need you are obligated as a Christian to do so. That is one of the
374 things the church has been trying to do in the community, trying to help out with the
375 deficits where the church sees them to make this a safer community for all.
376

377 Member Groff asked what other solutions other cities have found because this is not a
378 new process.
379

380 Ms. Legal stated the City of St. Paul, which the majority of their faith communities
381 are in, Project Home has been running under what St. Paul considers to be a similar
382 use permit and made Project Home go in front of the City Council, but St. Paul never
383 made Project Home pay for the permit or anything and at the time St. Paul asked
384 Project Home to give PED a list of the congregations that were within the City limits
385 and did not make any of the congregations pay any fees at all. Because of it's size the
386 City of St. Paul gets some ESG (Emergency Solutions Grant) funding and St. Paul
387 financially supports Project Home within the City of St. Paul.
388

389 Ms. Legal stated the City of Maplewood has a similar process and she thought she did
390 ask Woodland Hills Church to change something about their air ducts. She stated
391 there was not additional fees.
392

393 Ms. Legal stated Project Home serves all of Ramsey County. She stated Project
394 Home serves mostly children with their parents and the families are local, the children
395 go to Roseville schools.
396

397 Member Sparby asked what are the improvements that need to be made to the church
398 to make the building compliant.
399

400 Ms. Moen stated Chief O'Neil told her nothing, when the Fire Chief and his crew
401 came in and toured the building, they thought it had wonderful access and did not
402 suggest any improvements. She stated she offered to go through and have a safety
403 inspection.
404

405 Member Sparby asked why the City of Roseville is going through the Interim Use
406 Process if the building is compliant for that use. He thought that information needed
407 to be provided before the Commission could make a decision as to why the City
408 would be moving forward with an Interim Use.
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410 Pastor Prakasim, stated the Interim Fire Chief is a member of the church and has
411 raised no objection as to what the church is doing.

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Member Bull stated the MN Statutes and the way it is worded reads “The temporary housing can be provided for up to thirty consecutive days, up to sixty days cumulative per year”. He wondered if the church would be open to something like that so the City can be consistent with MN Statutes should the Commission recommend that.

Ms. Moen stated April has thirty days and for Roseville Lutheran, February has even fewer days.

Chair Murphy invited the public to comment on the proposal.

Public Comment

Mr. John Shardlow, President Roseville Lutheran Church Council

Mr. Shardlow recognized his item is coming up next on the agenda but thought he would address the Commission because it is the same sort of issue. He stated he is a City planning consultant by profession, but he was at the meeting as a representative of the church. He indicated his church had no objection to communicating with the City of Roseville regarding what the church is doing. He thought it was in their mutual best interest that the City is aware of what the church is doing. He stated the Church did not object to having some sort of review and approval and thought it was important that a shelter is being discussed and not lodging.

Mr. Shardlow stated volunteers are always onsite when people are there. Volunteers are at the shelter to feed people and is a supervised activity. The \$2,000 could be used other ways and he hoped the church and City can discuss this. He thought the Interim Use Permit for five years is a good thing. He thought there could be discussion of automatic renewal of the Interim Use Permit if there are no issues or problems connected to it because he did not think problem is going to go away. As a church, as a congregation the focus is on Roseville as a community. He stated this is an ongoing thing and felt is a really important part of being a community. He stated the church is strong supporters of the City Government and want to be partners.

Cheryl Fairbanks, Member of New Life and Volunteer for Project Home event

Ms. Fairbanks stated Project Homes is what seems to be bringing this issue forward, but she believed it was Commissioner Bull that brought the conversation forward earlier that the underlying thing is anybody staying overnight. She did not hear an answer for that and if the church is doing youth lock-in’s or confirmation or things that the church has historically always done which are overnights that it too would be impacted by what the Commission is talking about and she would like clarification on that point.

Mr. Paschke stated he thought the issue was the extended stay time that the shelter has that becomes more concerning than a weekend.

Ron Moen, husband of Mary Fran Moen

458 Mr. Moen stated he is not a member of either church but as the Finance Director and
459 Controller of the Public Housing Agency in St. Paul, housing is very near and dear to
460 his heart. He indicated St. Paul has approximately 22,000 people the City provides or
461 subsidizes housing for. Public housing is not housing of last resort, it requires
462 waiting lists and a waiting time of what can be a few months to several years.
463 Homelessness is a huge problem throughout the Nation. Programs such as this are
464 needful because Public Housing cannot do it all. These types of programs are very
465 necessary for the communities. He thought as Mary Fran stated this is Roseville's
466 opportunity to assist with a program that will benefit people in the Metro area.

467
468 Warren Wolf, Member of New Life

469 Mr. Wolf stated he has been a member of the community for the last twenty years.
470 He appreciated the tone he is hearing from the Commission. He thought everyone in
471 the room agreed that this is an important area where the City could really be
472 supporting people in Roseville and the State in dealing with housing problems. He
473 stated part of his letter to the City Council will suggest that maybe the City Council
474 could be supportive by making a two thousand donation to this effort to help alleviate
475 problems with housing.

476
477 Mari Herbyashi, Member of New Life and volunteer for Project Home

478 Ms. Herbyashi stated this project has been going on for over a decade at this point
479 and at no point have there been any safety incidents or concerns. She noted when a
480 mailing went out for notification of this project happening the only people who
481 showed up were ones in support of this program. She stated it has been said that this
482 is not a common use of a church and she wanted to push back on that statement and
483 say there are twenty plus sites across the Twin Cities that participate in Project Home
484 and many more across the State and many are churches, schools and synagogues. She
485 stated the community sees this as a fundamental mission of the church.

486
487 Chair Murphy closed the public hearing at 7:32 p.m.; as no one else appeared to
488 speak for or against.

489
490 Commission Deliberation

491
492 Member Daire commented that last month he was not able to attend the meeting
493 because he was hunting up near the North Shore where he was not prepared with
494 clothing to be able to withstand the temperature for more than a couple of hours. It
495 seems to him that there are a number of homeless people who are facing the same
496 situation; inadequately clothed, very little place to stay, with almost no help, and it
497 strikes him that he spent thirty-seven years in planning as a professional, thirty-three
498 of which was with the City of Minneapolis and he came to regard his role as being the
499 guardian of the public good and took that seriously. He stated the City has almost
500 just come through the Comprehensive Plan process of updating the 2030 plan to 2040
501 and the City was strongly urged by the Metropolitan Council to look to equity rather
502 than equality as an element of the Comprehensive Plan and to work it in. Equity
503 means that everybody gets a fair shake. He stated there are some people that cannot
504 do that, many of those are called homeless people. He stated he was not on a crusade,

505 but it strikes him that in just the last month, he and his wife have received requests for
506 funding from The Franklin Graham Program and Samaritan’s First who is collecting
507 money for heart operations for kids who have heart defects. He wondered if that was
508 a traditional endeavor for the church to take. He thought the community had the
509 capability and maybe the responsibility to address some of these things.

510
511 Member Daire stated he spent a lot time over this proposal, lost some sleep over it,
512 and also did some praying over it. He was reminded of the Scripture verse in James
513 4, Chapter 17 “He who knows to do good and doesn’t do it to him it is sin.” He
514 thought it speaks directly to the kind of thing the City is involved in. He stated when
515 he was on the planning staff with Minneapolis, he felt like everything had to be
516 regulated, that the City couldn’t have an inch of ground that was not under some sort
517 of land use plan or some kind of policy statement in terms of how the City was to
518 address that because the City is guardians of public good. He stated he did not feel
519 that way anymore and felt he was arrogant in that. He would like to approach this
520 somewhat differently. He thought the City’s intent to regulate programs within
521 churches is a slippery slope. Once the City Officials allow this to be regulated then
522 what is next. He did not think it is a place where faith communities belong, nor does
523 he think it is a place the City ought to put faith communities. He appreciated the
524 letter sent out by Ms. Moen and thought there are a lot of better ways to spend \$1,770
525 than balancing the City’s budget. He would not be at all opposed to contributing to
526 this process and thought it was essential. He wished more churches were standing up
527 and doing what these two churches are doing. He stated if it were up to him, he
528 would ask the churches to keep him informed and tell them to go for it. But that is
529 not the course that was chosen by staff and it puts him in opposition to staff in this
530 matter.

531
532 **MOTION**
533 **Member Gitzen moved, seconded by Member Groff, to recommend to the City**
534 **Council approval of a 5-year INTERIM USE for New Life Presbyterian Church,**
535 **965 Larpenteur Avenue, for an emergency overnight shelter during the month of**
536 **April each year in conjunction with Project Home, an Interfaith Action of**
537 **Greater St. Paul, based on the information contained in this report, community**
538 **and neighborhood comments, and Planning Commission input.**

539
540 Member Gitzen stated he agreed with everything stated at the meeting, but he did not
541 think the City is against the churches providing this. This is a process and should
542 probably be a better way of doing this or a fee waived but he thought what the
543 Planning Commission is charged with is to vote on the Interim Use Permit or not vote
544 on it and the Interim Use Permit actually supports the church using their building for
545 a shelter. He agreed that the City was opening a can of worms doing this. He did not
546 think it is the Commission’s job to determine to waive a fee or make the building
547 safe. He thought the Commission’s job is to either support this or not support this.

548
549 Member Groff agreed and the issue is process. The last thing he wants to see is this
550 Interim Use not going through and the church not being able to have a shelter in April

551 because the City has to address this someday. He thought the church needs to talk to
552 the City Council and make it known that the fee should be addressed.

553
554 Member Bull stated he was in favor of recommending this to the City Council for
555 approval although he believed the motion that has been made as recommended is
556 more restrictive than the City should have. He would like to enter a motion to amend
557 the motion striking the portion of line 66 that states “during the month of April each
558 year in conjunction with Project Home, an Interfaith Action of Greater St. Paul” and
559 replace that with wording “for up to thirty consecutive days and up to a cumulative
560 sixty days per year”.

561
562 **Member Bull moved, seconded by Member Daire, to amend the motion to strike**
563 **the wording “during the month of April each year in conjunction with Project**
564 **Home, an Interfaith Action of Greater St. Paul” and replace with “for up to**
565 **thirty consecutive days and up to a cumulative sixty days per year.”**

566
567 Member Bull stated the reason for the amended motion is this Interim Use is for five
568 years and Project Home could morph into something different. He did not want to
569 see the church go through this process again just because it is replaced by a different
570 program or if it becomes appropriate for the church to do this during the month of
571 March because some other church that is doing March now can't do it but could do
572 April which changes the schedule. He would like to leave that in the hands of the
573 church and the program administrators to make this happen. The Commission can
574 still recommend granting the Interim Use Permit and still have some restrictions on
575 the number of days to keep it a temporary situation.

576
577 Member Daire stated the amendment was good with him but he questioned whether
578 the City should regulate a church program. He stated he would rather see no
579 amendment at all but if this is the best the Commission can come up with, he trusted
580 the City Council to be able to make a good decision on that.

581
582 Chair Murphy asked Ms. Moen if the proposed amendment was congruent with her
583 group's intent.

584
585 Ms. Moen stated she appreciated the amendment and saw it as broadening the
586 application and greatly appreciated the Commission's foresight on this. She did see
587 this as congruent with what the church is asking.

588
589 Chair Murphy asked Mr. Paschke if he saw any incongruencies.

590
591 Mr. Paschke indicated he did not have any issues with the amendment.

592
593 Member Bull stated he picked the thirty and sixty days because that is specified in
594 MN State Statutes for shelters.

595
596 Member Sparby stated he could support this but thought it was odd that the
597 Commission was talking about a Statute not in front of the members. He stated he

598 did not like to insert the Commission's judgement for that of the church. The Church
599 asked for April and the Commission is changing it to thirty consecutive days, up to
600 sixty, which is broadening this. He was fine with that, but wanted to make sure the
601 Commission captures what the church wants at this point in time and not blow it up
602 into a bigger debate about the parameters set on it. To the extent that the City can
603 keep it narrow to what the church wants, he thought it has a better chance of success.
604 It the Commission muddies it up too much, he thinks it is harder for people to get
605 their heads around it.

606
607 Chair Murphy stated he was also in favor of the amendment and checking with the
608 requester for the Interim Use, he believed the Commission is not blowing up the
609 mission but perhaps giving the church more flexibility, as Member Bull stated, to
610 accommodate future needs without having to go through the process or additional
611 cost. He guessed this would be addressed by the City Council within five years.

612
613 **Ayes: 6**

614 **Nays: 0**

615 **Amendment motion carried.**

616
617 Chair Murphy stated because the amendment motion was approved, the Commission
618 needs to vote on the main motion to recommend approval for a 5-year INTERIM
619 USE with the time frame as amended. He asked for additional discussion.

620
621 Member Sparby stated the biggest issue with this is the City cites Section 1009.03
622 with three specific criteria that must be satisfied in order to approve a proposed
623 Interim Use. Criteria one is the proposed use will not impose additional costs on the
624 public if it is necessary for the public to take the property in the future. Criteria two
625 is the proposed use will not create an excessive burden on parks, streets, and other
626 public facilities and Criteria three is the proposed use will not be injurious to the
627 surrounding neighborhood or otherwise harm the public health, safety, and general
628 welfare.

629
630 Member Sparby stated the Commission is talking about uses that might not be
631 consistent with the land use designation and/or failed to meet all of the Zoning
632 Standards established for the district within which being proposed. He stated the
633 Commission has not articulated on either of those grounds as to why this fails to meet
634 that. All he sees in this memo is that this is non-typical of a church use and what he
635 has heard tonight is this is very typical of a church use for the center. On top of that,
636 he has not heard any improvements that need to be made to actually get the church
637 compliant. What he has heard is the church is compliant and the church needs to go
638 through this process because it is non-typical and is written in the staff report without
639 any backing whatsoever so making the church go through the Interim Use process
640 does not make any sense. Additionally, the City is limiting this to a 5-year Interim
641 Use so the church will have to come back in five years unless the City Council does
642 something drastically different. He thought the Commission needed to do a better job
643 as to why the church is going through this process. He thought there needed to be a
644 better grasp as to why the church is going through the Interim Use process. He

645 thought it was a good idea to get this sent up to the City Council to make a
646 determination on it. He indicated he would be supporting the motion even though he
647 did not agree with the avenue of the Interim Use.

648
649 Member Bull agreed and indicated in spending some time looking through this, the
650 Comp Plan references churches in Institutional Districts but nowhere in the City Code
651 is church defined. He stated what is typical of a church is never spelled out. He
652 stated looking at City Code 1001.05, has Institutional Zone but that refers to churches
653 as places of assembly and nothing behind that. The property standards that are put
654 forward for places of assembly is that it has some kind of an egress onto a connector
655 type street. He stated the Code does not address this at all and he thought their
656 mission is to act on this before them but he was glad the City Council typically
657 watches the Planning Commission meeting so the Council can get the temperament of
658 what the Commission is trying to portray.

659
660 Chair Murphy thanked for the Commission for insightful comments. He stated when
661 he received the packet and read it, he thought this was pretty much of a no brainer and
662 that the City and Commission should support institutions doing this. But the
663 Commission seems to be stuck in a bit of administrative mud trying to figure out if an
664 Interim Use is needed and what is the best way to do it. Rather than see the tentacles
665 of City government reach inside the church, he sees a Fire Department and
666 Community Development Department trying to do their jobs with lack of specificity
667 addressing this issue in City Code and some level of Code tweaking and fee schedule
668 tweaking to recognize the times we live in are appropriate. Otherwise, he had to
669 strongly agree with Member Gitzen that the Commission's job is to recommend
670 approval or denial tonight. He stated he will also be in favor of the motion.

671

672 **Ayes: 6**

673 **Nays: 0**

674 **Motion carried.**

675

676 **b. Consider a Request by Roseville Lutheran Church for an Interim Use to**
677 **Operate as Emergency Overnight Shelter for Month of February Each Year**
678 **(PF18-025)**

679 Chair Murphy opened the public hearing for PF18-025 at approximately 7:53 p.m.
680 and reported on the purpose and process of a public hearing. He advised this item will
681 be before the City Council on January 7, 2019

682

683 City Planner Paschke summarized the request as detailed in the staff report dated
684 December 5, 2018. He suggested the motion to be made should reflect the motion
685 from the previous item to be consistent.

686

687 **Applicant Representative**

688

- 689 • **John Shardlow, President Roseville Lutheran Church Council**

690

691 Mr. Shardlow stated Roseville Lutheran Church would welcome the opportunity to
692 work with the City to try and figure out how to do this better. He appreciated the
693 conversation.

694
695 Chair Murphy asked if the change in wording for the motion to thirty days
696 consecutive and up to a cumulative sixty days per year was agreeable to them.
697

698 Mr. Shardlow stated the church is grateful for the flexibility and over time, the church
699 may try to make some additional improvements to try and make this a better
700 accommodation over time. He thought this was something the church would like to
701 continue to work with the community on and are happy to be a part of that discussion.
702

703 Member Bull stated he visited and toured the facilities at Roseville Lutheran, and
704 believed the set up at the church is a little different than the previous one the
705 Commission saw. The previous one was using a great room of sorts as the shelter and
706 Roseville Lutheran has individual rooms for the families and each room is equipped
707 with smoke and carbon monoxide detectors and appear to him to be as safe as what he
708 has in his home.
709

710 Mr. Shardlow stated the church does appreciate the fact that the church does have the
711 opportunity for the families to have some privacy and that is one of the important
712 parts of the experience the church tries to support. He stated the church did just go
713 through the expense of having their kitchen licensed as a commercial facility so the
714 church can provide food in a meaningful way as well.
715

716 Public Comment

717 718 Ms. Cheryl Fairbanks, Member of New Life Presbyterian

719 Ms. Fairbanks stated she would like to speak in support of their fellow church,
720 Roseville Lutheran but she would like to propose to the Council to not make each
721 church individually or institutional organization have to address this. But rather to
722 come up with a common way for people to go through this process whether it is once
723 a year to apply with details and have an inspection but have only one process and one
724 form and not make every organization have a separate proposal. That would make it
725 easier and much more efficient.
726

727 Chair Murphy closed the public hearing at 7:58 p.m.; as no one else appeared to
728 speak for or against.
729

730 Commission Deliberation

731 732 **MOTION**

733 **Member Bull moved, seconded by Member Sparby, to recommend to the City**
734 **Council approval of a 5-year INTERIM USE for Roseville Lutheran Church,**
735 **1215 Roselawn Avenue, for an emergency overnight shelter for up to thirty**
736 **consecutive days and up to a cumulative sixty days per year, based on the**

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information contained in this report, community and neighborhood comments, and Planning Commissioner Input.

Ayes: 6
Nays: 0
Motion carried.

Chair Murphy stated he neglected to mention to Commissioners during Communications and Recognitions that the City Council voted to release the draft 2040 Comp Plan to the Met Council for review and eventual approval and that was with the changes received by the Planning Commission.

Chair Murphy reminded the audience that the scheduled meeting date for January will be January 9, 2019. He congratulated Member Groff on his election to the City Council and thanked him for his service on the Planning Commission.

7. Adjourn

MOTION
Member Groff, seconded by Member Gitzen, to adjourn the meeting at 8:02 p.m.

Ayes: 6
Nays: 0
Motion carried.



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 01/09/19

Agenda Item: 6A

Prepared By

Agenda Section

Public Hearing

Item Description: Consider a request by Pinecone-Fairview, LLC and 2720 Fairview DCE, LLC for an Interim Use in support of outdoor semi-trailer storage at 2720 Fairview Avenue (PF18-028).

1 APPLICATION INFORMATION

- 2 Applicant: Roseville Properties Management Company
3 Location: 2720 Fairview Avenue
4 Property Owner: Pinecone-Fairview, LLC and 2720 Fairview DCE, LLC
5
6 Application Submission: November 26, 2018
7 City Action Deadline: January 25, 2019
8 Planning File History: PF15-016 – Interim Use

9 Level of Discretion in Decision Making:

10 Action taken on an Interim Use is legislative in nature; the City has broad discretion in making
11 land use decisions based on advancing the health, safety, and general welfare of the community.

12 REQUEST

13 Roseville Properties has applied for an Interim Use (IU) in support of Pinecone-Fairview,
14 LLC and 2720 Fairview DCE, LLC to continue the temporary outdoor storage of semi-trailers
15 for an additional three years.

16 An applicant seeking approval for an INTERIM USE is required to hold an Open House meeting
17 to inform the surrounding property owners and other interested individuals of the proposal, to
18 answer questions, and to solicit feedback. The Open House for this application was held on
19 November 19, 2018, and was attended by one citizen, former Planning Commissioner Groff.

20 This application request seeks a three year extension to the original IU while the property is
21 actively being marketed for redevelopment. The proposal does not propose any site
22 improvements or maintenance. A detailed narrative of the proposed use is included with this
23 report as Attachment C.

24 BACKGROUND

25 The subject property is located in City Planning District 10, has a Comprehensive Plan
26 designation of Community Mixed-Use (CMU), and has a zoning classification of Community
27 Mixed-Use-3 (CMU-3) District.

28 The site was initially the home of H & W Motor Express and Central Transport, both motor
29 freight terminal uses. In September 2015, the City Council approved the original IU for
30 outdoor storage by Big Blue Box of semi-trailers (some filled with clothing, furniture, and
31 other items) on the premises, subject to for following conditions:

- 32 1. *A trailer storage and staging plan shall be submitted to the City that addresses the*
33 *following conditions:*
- 34 a. *No parking of trailers in the first 70 feet of the lot.*
- 35 b. *No parking of trailers behind the building.*
- 36 c. *The south and middle access from/to Fairview Avenue and the interior lot drive lanes*
37 *shall be free of obstructions and be a minimum of 30 feet wide.*
- 38 d. *Trailers parked/stored in the south lot area shall be parked either next to the building*
39 *or south of the building and must be set back a minimum of 10 feet from the property*
40 *line with a minimum of 30 feet between trailer and building for a clear drive lane to the*
41 *rear and around the building.*
- 42 e. *Trailers parked in the north parking lot can be parked back-to-back.*
- 43 f. *All trailers must have a minimum 5-foot separation between each trailer.*
- 44 g. *All trailers shall be on a paved surface and set back a minimum of 10 feet from the*
45 *north, east, and south property line.*
- 46 h. *Fire lanes shall be provided a minimum of 30 feet in width and approved (final*
47 *width and number) by the Fire Marshal to provide adequate access in case of a fire.*
- 48 i. *There shall be no outdoor storage of anything except trailers.*
- 49 j. *Shipping containers, cabs, or other storage is not permitted.*
- 50 k. *No hazardous or dangerous materials shall be stored in the trailers. No materials*
51 *that are likely to attract vermin or other pests shall be stored in the trailers.*
- 52 2. *Grass, weeds, and shrubs shall be cut or removed from the lot, especially those in the*
53 *front of the building.*
- 54 3. *If it is to remain, the former cross-dock facility shall be brought up to*
55 *current property maintenance standards including, but not limited to the*
56 *following:*
- 57 a. *All garage doors (west and north) shall be repaired.*
- 58 b. *All cross-dock trailer covers shall be repaired or removed.*
- 59 4. *This approval shall expire at 11:59 p.m. on September 30, 2018, at which time all*
60 *trailers at 2720 Fairview Avenue must be removed.*
- 61 5. *Prior to the building being razed, the property owner must submit a site access,*
62 *vehicle maneuverability, and trailer storage plan to the Planning Division for*
63 *approval. This plan must also include the restoration of the building area and any*
64 *subsequent disturbance with an approved surface such as asphalt.*

65 **REVIEW OF INTERIM USE APPLICATION**

66 To arrive at its recommendation, the Planning Division considers the City code regulations, input
67 gathered at the Open House Meeting, and comments from DRC members. In this case the
68 relevant code section is 1009.03:

69 The purpose statement for this section indicates the following: *Certain land uses might*
70 *not be consistent with the land uses designated in the Comprehensive Land Use Plan, and*
71 *they might also fail to meet all of the zoning standards established for the district within*
72 *which they are proposed; some such land uses may, however, be acceptable or even*
73 *beneficial if reviewed and provisionally approved for a limited period of time. The*
74 *purpose of the interim use review process is to allow the approval of interim uses on a*
75 *case-by-case basis; approved interim uses shall have a definite end date and may be*
76 *subject to specific conditions considered reasonable and/or necessary for the protection*
77 *of the public health, safety, and general welfare.*

78 Additionally, Section 1009.03D.1-3 of the City Code specifies the three specific criteria that
79 must be satisfied in order to approve a proposed INTERIM USE (IU).

80 **Criteria #1:** *The proposed use will not impose additional costs on the public if it is necessary for*
81 *the public to take the property in the future.*

82 Criteria #1 Staff Analysis: This is generally intended to ensure that a particular interim use will
83 not make the site costly to clean up if the City were to acquire the property for some purpose in
84 the future. In this case, the Planning Division understands that many of the semi-trailers are
85 currently loaded with clothes, furniture, and other non-combustible items that are the property of
86 Goodwill Industries. These trailers would pose limited environmental risk to the City if it were to
87 acquire the site; therefore the Planning Division staff believes that the IU would not have
88 significant negative effects on the land. While the property is being actively marketed, there is a
89 financial burden tied to the removal of the semi-trailers currently stored on the premises, should
90 the City be required to remove them. If the applicant began to store trailers that contained other
91 types of cargo, there could be additional environmental risks.

92 **Criteria #2:** *The proposed use will not create an excessive burden on parks, streets, and other*
93 *public facilities.*

94 Criteria #2 Staff Analysis: Storage and staging of semi-trailers is viewed by the Planning
95 Division to be a similar use to that which was historically conducted on the premises. As such,
96 the Division believes that the proposed IU would not constitute an excessive burden on streets,
97 parks, or other facilities, especially given the former use as a motor freight terminal. As it is
98 currently operating, few trailers come and go on a daily basis – most sit unmoved for long
99 periods of time.

100 **Criteria #3:** *The proposed use will not be injurious to the surrounding neighborhood or*
101 *otherwise harm the public health, safety, and general welfare.*

102 Criteria #3 Staff Analysis: The Planning Division staff believes that, in the short term, the
103 proposed trailer storage would not be injurious to the surrounding neighborhood, especially since
104 the proposed use would generate limited noise, does not deal with chemicals, and would have
105 limited vehicle movements on Fairview Avenue. That said, the proposal continues to have two
106 issues that could potentially harm public health: 1) If the trailers were to contain items that had
107 the potential to leak hazardous materials that could become an environmental concern; 2) the
108 Fire Chief's concerns in the past regarding trailer storage configuration that could become a fire
109 hazard and would be very difficult for the fire department to extinguish if a fire were to occur in
110 the interior.

111

112 Although the IU will not likely impose costs, create an excessive burden, or be injurious to
113 the neighborhood, the Planning Division does have concerns with the subject proposal as it
114 is currently operating. Specifically, Twin Lakes has spent decades shedding its image as a
115 center for trucking and is beginning to transition to retail, office, and hotel uses. In
116 addition, the City has made a great investment in the area with the completion of Twin
117 Lakes Parkway and the assistance with the McGough redevelopment at 2785 Fairview
118 Avenue. The City is also working with Colder Products to redevelop the Dorso property
119 into 150,000 sq. ft. world headquarter site as well. That said, allowing mass storage of
120 semi-trailers could be viewed as taking a step backwards towards the previous trucking
121 character. Historically the use of the cross-dock motor freight terminal on this site was
122 low intensity when compared to other motor freight terminals and uses in the area. Aerial
123 photography from 1974 to 2011 indicates trailers at the cross dock and some trucks and
124 trailers parked or stored on the premises. Trucks parked or stored were usually in the north
125 lot adjacent the middle Fairview access on the two concrete strips north of the building.

126 In support of the initial IU, the applicant provided staff with a trailer plan that includes proper
127 setbacks from property lines, proper drive lane width, and no trailers parked behind (east side)
128 the building. One thing the illustration does not include is the required five foot separation
129 between trailers. The illustration also indicates a five foot distance between trailer rows, but the
130 City is in support of trailers being parked back-to-back. The Planning staff can confirm through
131 inspection or to the best of our knowledge that the other conditions of approval comply or have
132 been achieved.

133 **PUBLIC COMMENT**

134 As of the time this report was prepared, Planning Division staff has not received any
135 comments or questions from the public.

136

137 **STAFF RECOMMENDATION**

138 Based on the comments and findings of this report, the Planning Division recommends
139 approval of a three year INTERIM USE for outdoor storage of semi-trailers at 2720 Fairview
140 Avenue, subject to the following:

- 141 1. A trailer storage and staging plan shall be submitted to the City that addresses the
142 following conditions:
 - 143 a. No parking of trailers in the first 70 feet of the lot.
 - 144 b. No parking of trailers behind the building.
 - 145 c. The south and middle access from/to Fairview Avenue and the interior lot drive lanes
146 shall be free of obstructions and be a minimum of 30 feet wide.
 - 147 d. Trailers parked/stored in the south lot area shall be parked either next to the building or
148 south of the building and must be set back a minimum of 10 feet from the property line
149 with a minimum of 30 feet between trailer and building for a clear drive lane to the rear
150 and around the building.
 - 151 e. Trailers parked in the north parking lot can be parked back-to-back.
 - 152 f. All trailers must have a minimum 5-foot separation between each trailer.

- 153 g. All trailers shall be on a paved surface and set back a minimum of 10 feet from the
154 north, east, and south property line.
- 155 h. Fire lanes shall be provided a minimum of 30 feet in width and approved (final
156 width and number) by the Fire Marshal to provide adequate access in case of a fire.
- 157 i. There shall be no outdoor storage of anything except trailers.
- 158 j. Shipping containers, cabs, or other storage is not permitted.
- 159 k. No hazardous or dangerous materials shall be stored in the trailers. No materials
160 that are likely to attract vermin or other pests shall be stored in the trailers.
- 161 2. Grass, weeds, and shrubs shall be cut or removed from the lot, especially those in the
162 front of the building.
- 163 3. If it is to remain, the former cross-dock facility shall be brought up to current
164 property maintenance standards including, but not limited to the following:
- 165 a. All garage doors (west and north) shall be repaired.
- 166 b. All cross-dock trailer covers shall be repaired or removed.

167 **SUGGESTED PLANNING COMMISSION ACTION**

168 By motion, recommend approval of a 3-year INTERIM USE for Pinecone-Fairview, LLC and 2720
169 Fairview DCE, LLC for an Interim Use in support of outdoor semi-trailer storage at 2720
170 Fairview Avenue, based on the information contained in this report, community and
171 neighborhood comments, and Planning Commissioner input.

172 **ALTERNATIVE ACTIONS**

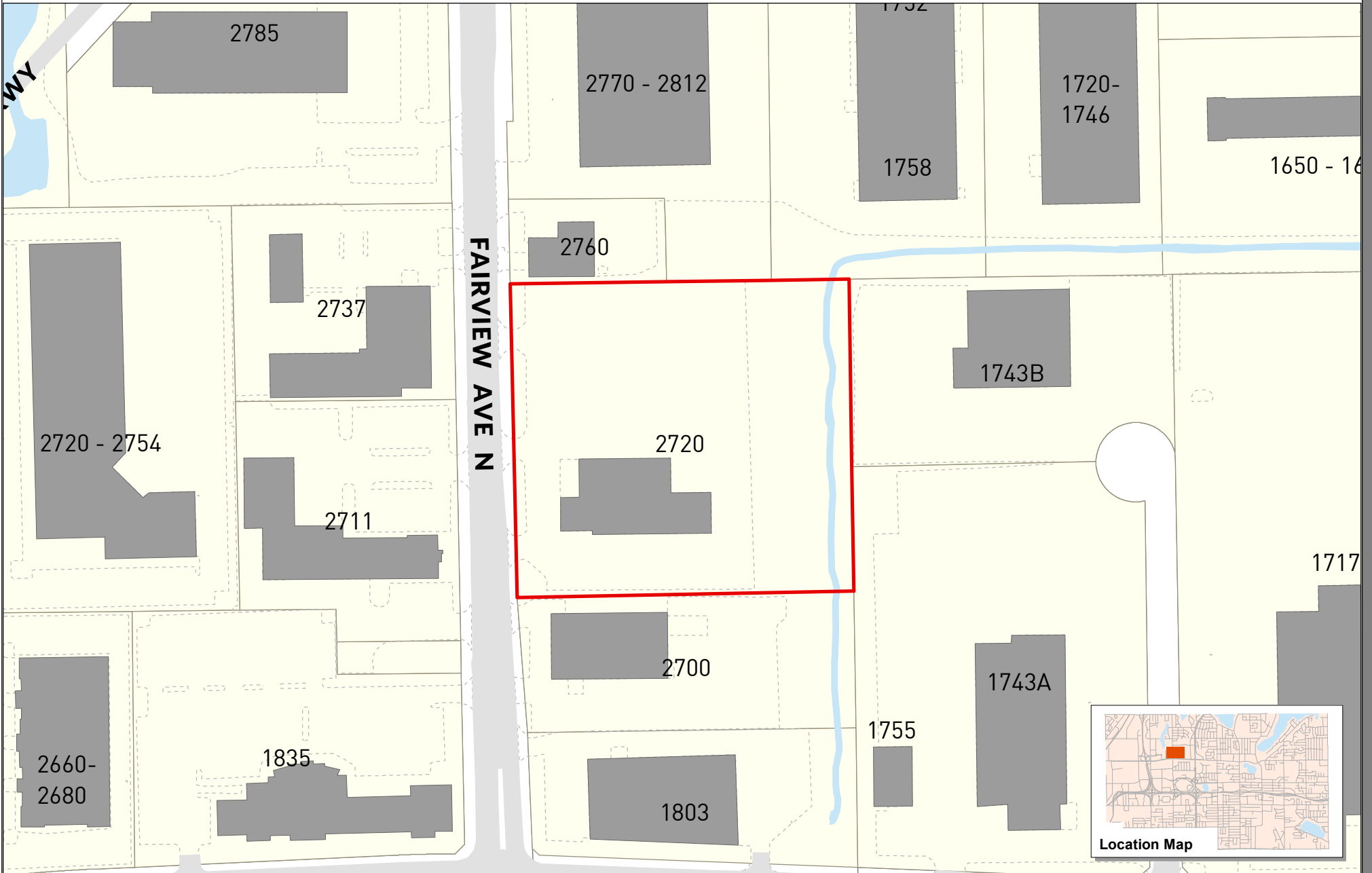
- 173 **a.** Pass a motion to table the item for future action. An action to table must be tied to the need
174 of clarity, analysis and/or information necessary to make a recommendation on the request.
- 175 **b.** Pass a motion denying the proposal. An action to deny must include findings of fact
176 germane to the request.

Report prepared by:

Thomas Paschke, City Planner |651-792-7074| thomas.paschke@cityofroseville.com

Attachments: A. Base map B. Aerial map
C. Project narrative

Attachment A for Planning File 18-028



Prepared by:
Community Development Department
Printed: January 2, 2019



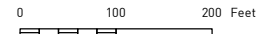
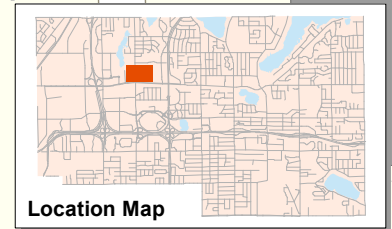
Site Location

Data Sources

* Ramsey County GIS Base Map (12/4/2018)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Attachment B for Planning File 18-028



Site Location

Data Sources

- * Ramsey County GIS Base Map (11/1/2018)
- * Aerial Data: Sanborn (4/2017)

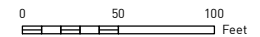
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Location Map



Prepared by:
Community Development Department
Printed: January 2, 2019



October 12 14, 2018

Thomas Paschke, City Planner
CITY OF ROSEVILLE
2660 Civic Center Drive
Roseville, MN 55113

Re: Interim Use Permit Extension – 2720 Fairview Ave.

Thomas:

As agent for the owners of the above, I am requesting consideration of a three year extension of the current interim use permit which expired on 9/30/2018.

As noted in our original application, this site was waiting for the completion of Twin Lakes Parkway through Fairview (now completed) and for development on the major parcels to the east in order to redevelop or market the site for its highest and best conforming use.

With the commitment of the McGough headquarters building across the street and the proposed Twin Lakes Station to the east, we have placed our property on the market for an initial period of six months to see if we can attract potential redevelopment prospects for sale or joint venture. We would expect, especially if the Twin Lakes Station project begins, that we would have a redevelopment plan for our parcel within the three year period.

We would like to continue to be able to lease the site for trailer storage during this period as well to at least provide some income to offset the property taxes.

This extension will likely provide us with offers and enable us to determine if now is the appropriate time to sell/redevelop given the momentum of the above mentioned projects.

Please contact me directly with further questions and let me know when it might be brought to the Council for action.

Thanks.

A handwritten signature in black ink, appearing to read "Mark E. Rancone", is written over the word "Thanks." and extends upwards into the text above.

Mark E. Rancone, President
Roseville Properties Management Company, as agent for:
Pinecone-Fairview, LLC and 2720 Fairview DCE, LLC, owners