

# PAYNE PHALEN DISTRICT FIVE PLANNING COUNCIL

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## Payne Phalen District Five Community Planning & Economic Development Committee Draft Minutes

**Tuesday, January 5<sup>th</sup>, 2016 – 6:30 p.m.**

Arlington Hills Community Center, 1200 Payne Avenue, St. Paul (Payne and Maryland Avenues)

Acting Chair: Ryan Kapaun

CPED Committee Members Present:

Ryan Kapaun, Chair	P	Danette Allrich	P	Rich Bold	A
Luke Bredeson	P	Greg Copeland	A	Annie Davidson	A
Roy Evans Sr.	P	Suzan Forsberg	A	Cathy Hennelly	P
Tong Her	P	Ryan Huseby	P	Felipe Illescas	A
James Lockwood	P	Michael Mueller	P	Al Oertwig	P
Kate Palm	E	Cheryl Peterson	A	Regina Rippel	P
Keith Schmalzbauer	P	David Syers	P	Garrett Zaffke	A
Buzz Wilson	E				

P= Present, L= Late, A= Absent, E = Excused Absence,

**Community Participants & Guests:** Lou Lentsch (owner of Governor's), Som Lee (new owner of 959 Arcade) and Blia Vang (new manager for 959 Arcade), Jim Erchul (Dayton's Bluff Neighborhood Housing Services)

**Staff:** Leslie McMurray, Executive Director

CPED member Ryan Kapaun agreed to Chair the meeting.

Acting CPED Chair Ryan Kapaun called the meeting to order and welcomed everyone. Introductions were made.

Motion to adopt the agenda. 1<sup>st</sup> David Syers, 2<sup>nd</sup> Al Oertwig.

Agenda Item:	Speaker/Discussion:
Major Variances related to Rivoli Bluff Development: 427 Mt. Ida St. Mr. Jim Erchul from Dayton's Bluff Neighborhood Housing Services (DBNHS)	DBNHS is working on 2 homes on Minnehaha and 2 homes on Mt. Ida. A side driveway is required to access a rear garage. It is a narrow and shallow lot. There is a retaining wall that is 5- 8 ft. tall and this creates some site constraints. The lot is too narrow for a side driveway. Considered building a "skinny house" but this often inspires opposition. This particular lot would only allow a 16 foot wide home with a side driveway.  Instead the design is context sensitive and will appear in some respects as a carriage house to the adjacent larger homes. The variance is of the design standards and the maximum garage width allowed to construct a new single family dwelling. 1. Proposed entry would be in the middle of the west side façade, beyond the front

	<p>third of the house, with no architectural element distinguishing the door and would be setback 5 feet from the side lot line, all requiring an entryway variance. 2. The house is 22 ft. wide, the proposed first floor attached 2-car garage would be 16 ft. wide (72% of house width), requiring a variance of 12%.</p> <ul style="list-style-type: none"> <li>• City has commented that there is no cover or entryway associated with the door.</li> <li>• If variance does not get approved it will be green space.</li> <li>• Community members discussed similar appearance to 404 Case on a 40 X 80 lot.</li> <li>• The proposal is to build a house that will sell; \$150 - \$160,000 for this home.</li> <li>• Comment: The 100 ft. of anonymous wall in the design isn't that attractive.</li> <li>• Comments: The community has long awaited improvements to the area of Rivoli Bluff.</li> </ul> <p><b>Al Oertwig moved to approve the major variance request for 427 Mt. Ida with the condition of RRITF approval. Keith Schmalzbauer 2<sup>nd</sup>. Motion passes by vote.</b></p>
<p>959 Arcade Street (Former Governor's) dba Far East Inc. Mr. Som Lee, applicant, Lou Lentsch, owner of Governor's, Blia Vang, new manager <b>Application for: Liquor On Sale – 100 seats or less. Liquor On Sale – Sunday and Entertainment (A)</b></p>	<p>He is purchasing the former Governor's Restaurant and has a business plan to establish an Asian cuisine restaurant and bar called Far East. He and his family live near the restaurant and are long-term residents of District Five.</p> <ul style="list-style-type: none"> <li>• The owner felt they had a solid plan for security.</li> <li>• Lou Lentsch commented that he felt the business had great promise and would be a success.</li> <li>• The present employees – some will stay but with the change in cuisine – some new employees will also be anticipated in the kitchen. Some bar staff may remain or return.</li> <li>• Blia Vang responded that she is a Registered Dietician and has experience staffing, supervising and managing.</li> <li>• Lighting and security will be addressed in the business plan.</li> </ul> <p>David Syers moved that CPED offer its support to the license conditions as proposed by the city. He recommended adding in statement about the hours of operation. Al O 2<sup>nd</sup>. Friendly amendment by Al Oertwig to remove language regarding hours. Accepted by Syers.</p> <ul style="list-style-type: none"> <li>• The application was for a bar liquor license.</li> </ul> <p><b>David 1<sup>st</sup> – Al 2<sup>nd</sup>. Motion to support the license as presented was passed by vote.</b></p>

Ryan Kapaun was suggested as a CPED Chair by Al Oertwig. David 1<sup>st</sup> and Keith 2<sup>nd</sup> a motion to thank Kate Palm for her CPED leadership and service.

Meeting adjourned.