

**Macalester Groveland Community Council
Housing Land Use Committee**

Meeting minutes, Nov. 17, 2010

Present: Matysik (chair), Amberg, Geidd, Curtis, Viktora, DeCourcy, Davis, Clemmer (secretary), Martens (staff)

CLEVELAND AND GRAND AVENUES DEVELOPMENT

Scott Miller of KW Realty represented potential owners Rami and Heidi Derhy. He reported that they wished to re-establish the B-2 classification from the current B-3, the change having occurred with removal of the gas tanks. Because more than 365 days have elapsed, neighbor signatures are required. These have been collected. Rami Dehry described his other repair shop at 84 East Moreland Avenue and said he would work with the neighborhood's preferences.

Of 6 neighbors who spoke, 5 recommended approval, some with caveats. Points made by neighbors include:

- ⤴ There is a history of inappropriate proposals for the site while this one provides a welcome service.
- ⤴ Neighbors prefer daytime hours over evening. Mr Derhy pland hours of Mon – Fri 8 – 5:30, Sat 8 – 1:00.
- ⤴ Mr. Dehry's other repair shop appears clean and orderly.
- ⤴ In answer to a question about structure improvements, Mr. Dehry said he will fix the drive but plans minimal remodeling. He will take down the canopies over the former gas pumps “in a year or two.”
- ⤴ Neighbors prefer no use of the alley adjacent to the property and Mr. Dehry promised to erect either a ballard and chain fence or a privacy fence.
- ⤴ The new owners have studied the business potential of the site and are confident they will succeed.
- ⤴ Mr. Dehry stated he will not sell food as the business is strictly car repair and will generate little traffic.

One neighbor recommended disapproval of the application because there is a possibility of a fine dining establishment purchasing the property and because there are other repair shops in the area. Another neighbor e-mailed an objection but there is some doubt as to whether he was referring to this particular proposal.

In response to questions posed by committee members, Mr. Dehry said:

- ⤴ There will be fewer cars parked overnight at the shop than the 5 – 7 typically found at his 9 bay shop.
- ⤴ He will work with neighbors to ensure that lighting is acceptable.
- ⤴ Security cameras will be installed.
- ⤴ No tow truck service is planned.

Leo Vitora moved and Mary Davis seconded, “The Macalester Groveland Housing Land Use

Committee supports the re-establishment of the legal non-conforming use of the property on the southeast corner of Grand and Cleveland.” The motion passed unanimously.

MACALESTER COLLEGE PARKING LOT AND BOUNDARY PROPOSAL

The Committee received testimony from Tom Welna, High Winds administrator, Macalester College regarding their three part proposal, which states:

1. In 2011 Macalestr college will enhance the landscaping on the hill along the western edge of the Janet Wallace fine Arts Center West parking lot with a low retaining wall in order to get a better slope for plantings – including coniferous trees and shrubs west of the existing lilacs; and, we will fill in the rest of the hillside with perennial plants.
2. In 2011, Macalester College will permanently close the western entrance/exit to the parking lot to all car and truck traffic. The entrance/exit will continue to be accessible to bicycles, pedestrians, graounds-keeping equipment and may occasionally be opened on a temporary basis for service vehicles serving Macalester's operational and/or construction projects. The closure will be executed using large planters.
3. Upon approval from the Macalester Groveland Community Council, Macalester College will apply to the City of Saint Paul's Zoning Office to amend our Conditional Use Permit in order to bring the recently vacated alle that runs between Macalester Plymouth united Church and the Macalester College Janet Wallace Fine Arts Center as well as our Grounds-keeping lot at 100 Cambridge Street within the campus boundary.

Of 3 neighbors who spoke, all supported the recommendation. Their points included:

- ⤴ The proposal was ironed out in a series of meetings between the College and neighbors and is supported by both.
- ⤴ The College should ensure proper provisions for storm water run off and include them in it's sustainability plan.
- ⤴ The meetings between the College and neighbors were respectful and productive.

Committee members asked and Mr. Welna answered:

- ⤴ How many cars will use adjacent streets instead of the current west entrance? The lot has a 162 car capacity. The college prefers that cars use the Grand and St Clair entrances, anyway, and increased traffic on Cambridge and Lincoln because of the closure will be a temporary “learning curve” phenomenon.
- ⤴ Does this constitute an open precedent for colleges to expand their boundaries? No, because any such proposal must pass the test of 7 issues written in code describing possible “adverse affects.”

Angela Giedd moved, and Mary Davis seconded, “ The Macalester Groveland Community Council Housing and Land Use Committee approves the proposal as described in the memo of november 17 from Tom Welna to the HLU.” The relevant provisions of the memo are found above. The motion passed unanimously.

OTHER BUSINESS

Community member Steve Gorg presented documents backing his claim that the university of Saint

Thomas is ignoring it's own plans for “Environmental Stewardship and Sustainability” with it's tennis court project. WSNAC members Clemmer and Victora will take under advisement.

The Committee reviewed it's draft citizen Participation Program Work Plan for 2011. One suggestion is to include updating the Community Plan as well as enforcing it. The Committee also reviewed the draft MGCC 2011 Work Plan and agreed that taking minutes will be performed by members. Andrea Gide graciously volunteered.

The Committee agreed not to meet in December unless action becomes necessary.

Steve Matysik was unanimously elected Chair on a motion by Angela Giedd and seconded by Mary Davis.

Committee members are invited to draft a communication to the City approving the transfer of ownership of SuperAmerica stations at Grand/Cleveland and Fairview/St Clair. The Chair will perform the final edit.

Joel Clemmer