

**District 6 Planning Council Land Use Task Force
Tuesday May 23, 2017 Meeting Minutes**

Present: Rich Holst, Renee Holst, Betti Ingman, Matt Sletten, John Jungwirth, Amanda Cade, Ethan Osten, Matt Sletten, Cheryl Van Kampen

Absent: Patrick McGuire

Resigned: Jeff Martens, Ronna Woolery, Gidget Bailey, Mike Fridley

The meeting came to order at 6:35 PM with welcome & introductions and the fact that the Chair has resigned. The by-laws of how to become a task force member was read into the record.

A motion to approve the agenda was M/S/A

A motion to approve April 2017 meeting minutes was M/S/A

Action Item: Chair Election

Before the election of Chair there is a motion to limit the Chair to a two year term with discussion regarding rules and procedures are addressed in the future. Would there be additional restrictions? It would be beneficial that someone sits in the task force for 1-2 years, the Task Force could create the procedures, it would make sense since there is a motion to limit the Chair to two year term limit-other guidelines should be incorporated-why do the motion now? The other items require more strategic conversation, if someone is voted in will they be locked in for two years-this would stand until new rules are in place, would D6 look at the by-laws for this committee? Land Use creates their own changes and it would go to District 6-the Land Use would make their own rules- why don't we elect an interim Chair until the rules are finalized? The second has been rescinded, motion dies- a motion to elect an interim chair until the rules are finalized-four-month term was M/S/A

Election of the Chair

Nominations are open for the interim chair. Patty Lammers was nominated as the four month interim chair. Nominations were closed. A motion to accept Patty Lammers was M/S/A

Action Item: 1540 Rice Street- Brian Nguyen doing business as Best Car Wash and Detail Center application for Auto Repair Garage- *change in ownership of a current licensed location*

He has owned properties throughout the region and has settled on Rice Street-he attended Arlington High School. He is buying back the business. He looked into the previous owner and he feels they did not suit the neighborhood and he plans to turn the business around. Hours of operation, days of the week Monday-Saturday from 8:00 AM to 6:00 PM. Aware of any problems or complaints regarding the business? There have been no complaints. Do you have any plans to update the façade? The interior is being redone and the outside swill be painted and look more "higher class", He will not be added anything to the building. A motion to support the application was M/S/A.

Discussion and Review: Phoenix Development Company of Minneapolis, LLC 2-Construction of a new 4-story - 41 Unit apartment building w/58 parking spaces on HRA owned land- 782-804 Rice Street, 129 Sycamore Street, 119 Lyton Place

The developer was not in attendance. Dan Bayers, PED was present to answer any questions. The HRA has owned the property for quite a few years, the property has been for sale 5+ years. Phoenix applied to develop the property 45 days ago-through the process there is an early notification for any other developer to submit an application. May 29th is the application deadline. The City has not received any other applications. Once the timeframe is done they will begin processing the application. It will go to the HRA Board and Phoenix would get tentative developer status. Do any background work and get finances together. There will be a public hearing.

Multi-Family housing finance is tight right now. They are looking for low income tax credits and the market is not as robust. It may be a 2019 funding year with a 2020 build. There will be a lot of time to develop the project. The City is still evaluating the proposal and design. Rents could be 60% of the median income. Being an HRA property will it be fully ADA approved? Yes a couple of units will be ADA. The HRA owns the Lyton Parcel for possible off street parking. Was market rate housing a consideration? With the Winnipeg more affordable housing does not make sense. At one time a police station was planned-all developers are required to do a market study-some three-bedroom units are included-if there is a demand for market rate and financing comes into play, would senior housing work? There isn't financing for senior housing. If there are concerns regarding traffic and other concerns, that needs to get to Dan Bayers. There is a huge span of income for affordable housing. They should be smoke free units. Phoenix does manage their own properties. The low-income tax credit runs for about 30 years from the City or the State-they are run through the IRS. Affordability has to be out for 30 years. There could be a parking variance needed, the number of spaces came from the developer. If this is new development shouldn't the building be to site without any variances needed. They should build to code. It is the developer's project and it is his due diligence and the neighborhood council.

Discussion: Good Neighbor Letters

This was discussed at the last meeting when dealing with businesses. Good business get a small award. Precision Cuts on Maryland has done an outstanding job. We could honor the business, invite them to a meeting, and give them award. It is a nice idea and puts positive spin-open it up to residents as well. The members would make their nominations, and bring it to the Task Force.

Action Item: Transportation Committee Resolution

David Sullivan Nightingale, Chair of the Transportation Committee read into the record the following resolution:

WHEREAS Ramsey County is resurfacing Como Avenue in 2017 between Dale Street and Marion Street, including improvements to existing marked crosswalks; and

WHEREAS Como Avenue and Dale Street are an important centers of neighborhood commerce, especially in the vicinity of Burgess Street; and

WHEREAS no comfortable accommodations for pedestrian access are planned between Dale Street and Western Avenue, a linear distance along Como Avenue of more than half a mile; and

WHEREAS Ramsey County has committed to expanding rates of walking and improving pedestrian safety, including through the Countywide Bicycle and Pedestrian Plan;
BE IT THEREFORE RESOLVED that the Land Use Task Force of the District 6 Planning Council calls on Ramsey County to explore measures to improve safe crossing for pedestrians at the intersection of Burgess Street and Como Avenue, including marked crosswalks, additional lighting, more visible signage, or other improvements.

A motion to adopt the resolution as written was M/S/A

Other Business

A question regarding the opiate residential treatment center being there and how it came about. Both clinics were approved.

There is a car repair at Sylvan and Ivy that seems to be out of compliance. Having land Use members look at businesses to make sure they are complying with conditions.

Auto Max-1160 Rice on Rice there have been complaints, cars on street and cars for sale. Neighbors should take photos and send them to the office. The owner should be invited to Land Use Task Force. Invite DSI to the next meeting. A list of all businesses in the North End was requested. It was decided to invite Winnipeg management to the June 2017 meeting.

Adjourn

A motion to adjourn the meeting was M/S/A

Meeting adjourned at 7:55 PM