

OFFICIAL MINUTES
PLANNING COMMISSION
ST. LOUIS PARK, MINNESOTA
DECEMBER 19, 2018 – 6:00 p.m.
COUNCIL CHAMBERS

MEMBERS PRESENT: Lynne Carper, Matt Eckholm, Jessica Kraft,
Claudia Johnston-Madison, Lisa Peilen, Carl Robertson,
Alanna Franklin (youth member)

MEMBERS ABSENT: Joe Tatalovich (excused)

STAFF PRESENT: Jacquelyn Kramer, Gary Morrison, Sean Walther

1. Call to Order – Roll Call
2. Approval of Minutes of November 21, 2018

Commissioner Eckholm made a motion to approve the November 21, 2018 minutes. Commissioner Johnston-Madison seconded the motion, and the motion passed on a vote of 6-0.

3. Public Hearings

A. Luxe Residential preliminary and final planned unit development

Applicant: Robinson Zamorano

Location: 5235 Wayzata Blvd.

Case No.: 18-68-PUD

Jacquelyn Kramer, Associate Planner, presented the staff report.

Commissioner Peilen asked if the proposed electric vehicle parking spaces are in addition to general required parking spaces.

Ms. Kramer said the electric vehicle spaces are included in the required number, similar to ADA accessible parking. They are not in addition. She added that it is up to property manager to decide how to assign and manage the parking spaces.

Commissioner Peilen asked about the mix of units.

Ms. Kramer reviewed the number and percentage of each type of unit in the building.

Commissioner Carper asked about building materials.

Ms. Kramer responded the main building materials are glass, stucco, pre-finished metal panels and brick.

Chair Robertson asked about the guest parking area which includes one EV space which is a compact space. He said the standard space adjacent to accessible space would be a better EV location.

Ms. Kramer said that had been discussed and could be looked at further.

Justin Merkovich, ESG Architects, spoke about the development streetscape, public realm, Utica Boulevard and the pocket park. He discussed building features, colors and materials.

The Chair opened the public hearing.

Casey Gustafson, Millennium at West End, 5245 Wayzata Blvd., Apt. 126, is a building resident and employee of Village Green which manages the building. He said they have concerns about guest parking with the new development. They would have liked to see more green space rather than the close proximity of the abrupt wall.

The Chair spoke about the underground guest parking which is planned in the new development.

Kristy Jackson, 5245 Wayzata Blvd., is also an employee of Village Green. She agreed with the guest parking concern. She said she's also concerned that Millennium at West End's 15 outdoor parking spaces will be used by Luxe Residential. She said parking is an on-going concern. She said she's also concerned about construction noise.

As no one else was present wishing to speak, the Chair closed the public hearing.

There was a discussion about shadow created by the new development.

Sean Walther, Planning and Zoning Supervisor, discussed the orientation of the development and the zoning ordinance on shadow restrictions. He said staff did not see that shadow would be an issue based upon the ordinance standards.

The Chair stated it might be advantageous to do a shadow study to allay any concerns.

Commissioner Carper asked about the narrow drive between the buildings. He asked if parking would be allowed there.

Ms. Kramer said parking will be allowed on the Millennium at West End's side of the street. Also, there will be a loading bay on the east side of the private street for people moving in or out.

In response to questions about parking, Mr. Walther said the city has established a minimum parking standard and is trying not to require more parking than is necessary. He noted that the Luxe Residential proposal included more parking than the city's minimum standards would require. He said management companies often take steps to implement policies to better manage available parking through pricing, designating certain stalls as shared stalls, promoting alternative transportation options, and through leasing strategies. Mr. Walther spoke about potentially available off-site parking supply available, if private agreements are entered into, in the parking ramps of the office buildings to the south and the Shops at West End. He added that there are other alternatives in the mixed-use West End area such as walking, biking, car share service and transit that allow for car-free and reduced car ownership.

Commissioner Peilen made a motion recommending approval of the preliminary and final planned unit development subject to the conditions recommended by staff. Commissioner Eckholm seconded the motion, and the motion passed on a vote of 6-0.

B. Electric vehicle supply equipment and outdoor parking lighting requirements

Applicant: City of St. Louis Park

Case No.: 18-67-ZA

Jacquelyn Kramer, Associate Planner, presented the staff report. The proposed amendments would be to require electric vehicle supply equipment (EVSE) in all new and reconstructed parking structures and to revise outdoor parking lighting requirements.

In response to a question from Commissioner Peilen, Ms. Kramer said the city didn't want to get into enforcement of how property managers would regulate their electric vehicle charging, signage, and related details.

Chair Robertson spoke about the varying length of time it takes to charge vehicles. He said he thought the ordinance might be a little light on Level 2 charging.

Ms. Kramer spoke about how quickly the technology is changing.

Commissioner Kraft spoke about designing back to back spaces so chargers could serve multiple parking spaces and flexibility.

Commissioner Eckholm discussed recommending best practices rather than requirements.

Ms. Kramer discussed the flexibility available in the PUD process.

Mr. Walther discussed the city's green building policy and certifications and EVSE.

The Chair asked about spillover lighting in the proposed changes in the outdoor parking lighting requirements.

Ms. Kramer said spillover standards have stayed the same. She added that shielding is not part of this ordinance. That is regulated in another part of the zoning code.

There was a discussion about perceived spillover.

Commissioner Kraft asked what drove this proposed change.

Ms. Kramer said staff looked at the recommendations made by the Illuminating Engineering Society (IES) and looked at lighting levels seen in the past and is recommending light levels that that are safe and achievable for property owners, as well as in keeping with the community expectations.

Commissioner Carper spoke about eliminating one source of pollution and increasing other sources. He discussed using solar power to charge battery banks on sites. He spoke about homeowners being able to invest in generating sources that are wind or solar powered.

The Chair and Commissioner Eckholm spoke about electric generation moving toward renewables. Source of power seems to be outpacing the increase of charging needs. They spoke about upstream carbon that is eliminated with electric charging.

The Chair opened the public hearing. As no one was present wishing to speak he closed the public hearing.

Commissioner Peilen made a motion recommending approval of the proposed ordinance. Commissioner Eckholm seconded the motion, and the motion passed on a vote of 6-0.

4. Other Business

A. Discuss chair, vice chair nominations for 2019

Commissioner Eckholm said he would be interested in serving as chair in 2019. Commissioner Kraft said she would be interested serving as vice chair.

5. Communications

A. Comprehensive Plan

Mr. Walther said the City Council approved the Comprehensive Plan on December 17, 2018. The plan will be submitted to the Metropolitan Council.

B. Jan. 2, 2019 meeting cancelled

C. Save the date – boards and commissions annual meeting Feb. 25, 2019

D. Window transparency requirements – update

E. Other

Mr. Walther noted that Kevin Locke, former Community Development Director and current SWLRT specialist, is retiring Dec. 21. Nancy Sells, Office Assistant, will also be retiring at the end of the year. Both were recognized at the city council meeting earlier this week.

6. Adjournment

The meeting was adjourned at 7:30 p.m. and was followed by a study session.

STUDY SESSION

1. Retail and service size requirements

Mr. Morrison summarized the council discussion. The council discussed the planning commission recommendation, but did not reach consensus on the

maximum size of retail uses that should be allowed in the C-1 district. They also expressed concerns that the proposed limit on gross building area would preclude including residential uses in a mixed-use format.

Mr. Morrison presented an option for commission consideration. He suggested that specific uses including retail, service and liquor stores be allowed with a condition that they do not exceed a certain size limit. This would limit the impacts to other uses in the C-1 district, avoid modifying the intensity classification table, and avoid unintended limitations on residential mixed-use developments. So the gross floor area limitation for certain uses would be carved out as an exception to the intensity classification table for a few uses in the C-1 district.

Mr. Walther summarized the council discussion pertaining to the range of gross floor area limits that were discussed and supported by individual city council members. He expressed that the council does not support the current planning commission proposal, but there may be enough support to allow retail, service and liquor store uses as permitted with conditions up to a maximum gross floor area of 10,000 square feet and up to 20,000 square feet by conditional use permit.

The commission discussed adding conditions to retail, service and liquor store uses to establish a maximum gross floor area. They expressed that a cap of 5,000 seemed to be too low and that there needs to be flexibility. They discussed existing businesses and noted that they are naturally occurring around 5,000 square feet, but should have flexibility to grow if they are successful.

The commission directed staff to prepare an option that establishes a maximum of 20,000 square feet gross floor area allowed by CUP, and to create an exception for multiple-family residential that allows additional gross building area.

Respectfully submitted,

Nancy Sells
Recording Secretary