

1
2 CITY OF ST. ANTHONY
3 CITY COUNCIL REGULAR MEETING MINUTES
4 SEPTEMBER 14, 2021
5

6 **CALL TO ORDER.**

7
8 Mayor Stille called the meeting to order at 7:00 p.m.
9

10 **PLEDGE OF ALLEGIANCE.**

11
12 Mayor Stille invited the Council and audience to join him in the Pledge of Allegiance.
13

14 **ROLL CALL.**

15
16 Present: Mayor Stille, Councilmembers Jenson, Randle, Walker and Webster.

17 Absent: None.

18 Also Present: City Manager Charlie Yunker, Finance Director Shelly Rueckert, City Planner Steve
19 Grittmann, Planning Commissioner Paul Morita, and Victoria Perbix – Interstate
20 Development.
21
22

23 **CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON ALL OF THE FOLLOWING**
24 **ITEMS.**
25

26 **I. APPROVAL OF SEPTEMBER 14, 2021 CITY COUNCIL MEETING AGENDA.**
27

28 Motion by Councilmember Webster, seconded by Councilmember Randle, to approve the City
29 Council Meeting Agenda of September 14, 2021 as presented.
30

31 **Motion carried 5-0.**
32

33 **II. PROCLAMATIONS AND RECOGNITION – NONE.**
34

35 **III. CONSENT AGENDA.**
36

37 A. Approve September 24, 2021, Council meeting minutes.

38 B. Licenses and permits.

39 C. Claims

40 D. Appoint Student Liaisons to the Planning and Parks and Environmental Commission
41
42

43 Motion by Councilmember Walker, seconded by Councilmember Jenson, to approve the Consent
44 Agenda items.
45

46 **Motion carried 5-0.**
47

48 **IV. PUBLIC HEARING.**
49

1 Councilmember Webster thanked Ms. Rueckert for her work on this and for her leadership. She
2 also thanked Ms. Rueckert for the Debt Levy Relief Program. Councilmember Webster asked
3 what is included in Intergovernmental Revenue. Ms. Rueckert stated local government revenue is
4 provided by the State of Minnesota for \$680,000. The City also receives state aid associated with
5 the Police and Fire Departments, along with other training aids. There are grant revenues from
6 Ramsey County. There are charges for services where other governmental agencies are charged
7 including Police Services for Lauderdale, Finance Services for Middle Mississippi Watershed
8 District, utility billing for Birchwood Village. In 2022, financial services will also be provided
9 to NineNorth. Councilmember Webster referred to the tax levy revenue, if there was no
10 intergovernmental revenue, the taxes paid by residents would only support Police and Fire.

11
12 Mayor Stille stated local government aid has not always been received. It could be here today
13 and gone tomorrow.

14
15 Councilmember Jenson stated Council has gone through many reviews throughout the year and
16 gone through every line item in detail. He appreciates how Ms. Rueckert provides the
17 information to the Council.

18
19 Mayor Stille stated the Council wants to keep the services at the level they have been.

20
21 Mayor Stille closed the public hearing at 7:29 p.m.

22
23 Motion by Councilmember Jenson, seconded by Councilmember Webster, to approve Resolution
24 21-066; a Resolution Setting the Preliminary 2022 Tax Levy and General Operating Budget for
25 the City of St. Anthony Village.

26
27 **Motion carried 5-0.**

28
29 **V. REPORTS FROM COMMISSION AND STAFF.**

30
31 A. Resolution 21-067; a Resolution approving preliminary plan stage PUD, for the
32 Interstate/Bremer Bank/City of St. Anthony Village, including a commercial bank facility
33 of approximately 6,000 square feet, a multi-family residential project of up to 76 units,
34 and land transfers necessary to accommodate the proposed project at 2401 Lowry Avenue
35 NE, 2654 and 2534 Kenzie Terrace.

36
37 Planning Commissioner Paul Morita reviewed the Applicants are Interstate Development, with
38 Bremer Bank, and co-applicant City of St. Anthony Village. The project involves applying a
39 PUD zoning district over the 3 subject parcels, two of which are owned by Bremer Bank, and
40 one of which is owned by the City. Interstate proposes to construct a new bank facility for
41 Bremer on the City's "old bowling alley" site. Once that construction is completed, Bremer
42 would relocate from its existing building to the new site. At that point, Interstate would
43 undertake demolition of the old Bremer building and construct a new 76-unit multi-family
44 structure on the property. As a part of the three-way transaction, the City would take control of
45 the small triangle at 2534 Kenzie, currently vacant. The City has discussed, in concept, ideas
46 relating to City entrance monument on that site. Future development opportunities are not clear.

1
2 The project received concept review at a joint meeting of the Planning Commission and City
3 Council earlier this year. Primary among the comments for this project were an interest in
4 affordability for the multi-family project, as that has been a policy related to reuse of the City's
5 bowling alley property. Other objectives related to architecture and site planning at the
6 Kenzie/Lowry/Stinson corner that create an entry statement to the community, and supporting
7 retention of Bremer Bank as a commercial presence in the City.
8

9 The Planning Commission held a public hearing on the Preliminary Plan request on August 17,
10 2021. There were a few members of the public who submitted comment and/or appeared at the
11 hearing. The primary concerns related to impacts to Stinson Parkway, access to Kenzie Terrace,
12 and noise and congestion created by the new apartment building. Additional concerns related to
13 overall increasing density in this portion of the larger community expressed by residents of the
14 Minneapolis neighborhoods to the west and south.
15

16 The Planning Commission considered the application and staff report, along with the hearing
17 comments. The Commission ultimately voted to recommend approval of the Preliminary Plan
18 PUD, consistent with the required conditions of staff, with a particular note related to the
19 sustainability measures to be integrated into the project.
20

21 Since the action of the Planning Commission, the applicants have updated plans to address a
22 number of the recommended conditions, a summary of which is provided in email
23 correspondence from the applicant representatives. Many of those comments have been
24 addressed by the updated plans, however, each of the original PUD approval conditions are
25 retained to allow further review by the Council and staff, assuming that they will be incorporated
26 into the Final Plan PUD, to be submitted directly to the City Council, pending Preliminary Plan
27 approval.
28

29 There are two primary points to make related to the traffic on each of the two sites. First, the
30 City's recommendation is that the reduced parking supply under the PUD, and under the newly
31 revised R-4 zoning district language, is dependent on all parking being available and utilized by
32 the tenants of a multi-family project. When additional fees are imposed, and utilization of the
33 underground parking is made options, there is a risk that the covered parking will go unused, and
34 tenants will overwhelm the "free" surface parking on the site, overflowing to the surrounding
35 streets. This would raise issues related to parking, congestion, winter snow plowing operations,
36 and other concerns. The reduction in parking to the newer standards presumes that all supplied
37 parking will be fully utilized to avoid the overflow conditions.
38

39 With regard to the new Bank site, staff has asked for additional stacking spaces beyond the few
40 apparent on the original site plans. The applicant's have responded with a clearer illustration of
41 the available stacking in the drive-through area, showing 2-3 spaces at each station. The City
42 should consider whether this arrangement is adequate, given that the general standard for drive-
43 through banking is often 4 to 6 spaces per station.
44

45 Staff has reviewed the project for land use compliance with the intent and policies of the City's
46 Comprehensive Plan, and for zoning consistency with the Commercial and R-4 Multiple Family
47

1 Residential Districts as baselines. In summary, the Comprehensive Plan promotes the use of the
2 subject properties that reflect the proposed uses of commercial and high-density multiple family
3 residential uses of up to 40 units per acre.

4
5 The PowerPoint presentation included a map showing the locations, PUD considerations, site
6 plans, bank building elevations, landscape/site plan, landscaped plaza, apartment building
7 perspective, recommended conditions, and a review of the Preliminary Plan PUD process.
8 Details of the elevation and floorplans were provided. Diagrams showing, land title topographic
9 survey, preliminary plat, site plan, grading plan, erosion control plan, utility plan, landscape plan,
10 and lighting plan were provided by the applicants. A Stormwater Management Summary for
11 Bremer Bank site was received from the applicant on August 31, 2021.

12
13 The proposed PUD meets the requirements of the Zoning Ordinance for many of the baseline
14 standards. The principal areas of flexibility under the PUD include:

- 15
16 (1) Building height (code is 35 feet/3 stories); applicant proposes approximately 56 feet to top of
17 parapet and 4 stories.
18 (2) Lot coverage/impervious surface (R-4 code limits this to 50%); applicant's proposal is
19 approximately 50.5%.
20 (3) Density (R-4 code limits this to approximately 24 units per acre, Comprehensive Plan calls
21 for 20-40 units per acre); applicant is proposing approximately 32-36 units per acre.

22
23 Staff believes that the flexibility requested under the PUD is appropriate, given the objectives of
24 the Comprehensive Plan and the related improvements and amenities proposed as part of the
25 project. Staff is recommending approval of the Preliminary Plan stage of the PUD Amendment
26 for Bremer Bank at 2654 Kenzie Terrace and Interstate Development at 2410 Lowry Avenue
27 NE, with a series of conditions as noted in the summary section below. Final resolution of the
28 areas of conflict would be necessary as a part of the Final Plan PUD, however, the parking and
29 stacking issues noted above may be best addressed as a part of the current Preliminary Plan
30 application to avoid later confusion as to the City's requirements.

31
32 The Site Plan Review Summary was provided regarding the Proposed Bank Facility at 2654
33 Kenzie Terrace including features of the bank building, circulation, building materials, signage,
34 landscaping, trash enclosure, and lighting. The Site Plan Review Summary for the Multi-Family
35 Apartment Building at 2401 Lowry Avenue NE included features of the building, site access and
36 parking, setbacks, building height, emergency vehicle access, building materials, landscaping,
37 signage, trash handling, and grading, drainage and utilities.

38
39 As a condition of Final PUD approval, the applicant will be required to enter into a PUD
40 agreement with the City and post all the necessary securities required by it.

41
42 The applicants have included a list of sustainability measures in their proposal.

43
44 City Staff and the Planning Commission recommend approval of the Preliminary Plan PUD with
45 the following conditions:
46

- 1 1. The applicant participates in a subdivision of the portion of 26544 Kenzie that encroaches
- 2 into the alley and the City retains ownership of that remnant.
- 3 2. Access-related issues shall be subject to comment and recommendation by the City
- 4 Engineer, as well as Hennepin County and Minneapolis Park Board.
- 5 3. The proposed bank site plan is modified to increase drive-through lane stacking space.
- 6 4. The applicants modify the landscaping plan for the bank location to retain a portion of the
- 7 existing evergreen plantings.
- 8 5. The proposed monument sign on the bank site is placed and designed to meet city
- 9 ordinances for size and setback. If an electronic display is desired, the applicants will
- 10 need to apply for a separate Conditional Use Permit under the applicable code.
- 11 6. The lighting plan for the proposed bank site is modified to show a zero footcandle light
- 12 intensity at the boundary with the senior residential property to the west.
- 13 7. The applicant adds foundation plantings along the Stinson and Kenzie frontages of the
- 14 residential building.
- 15 8. The City finds that the proposed parking supply is adequate to serve the residential
- 16 facility.
- 17 9. Final PUD Plans demonstrate compliance with ADA parking supply requirements (for
- 18 disabled persons).
- 19 10. As part of the Final PUD Plan submission, a final signage plan be submitted for review
- 20 which demonstrates compliance with City requirements.
- 21 11. Issues related to grading, drainage, and utilities shall be subject to comment and
- 22 recommendation by the City Engineer.
- 23 12. The applicant enter into a PUD agreement with the City and post all the necessary
- 24 securities required by it.
- 25 13. The applicant executes the required land transfers suitable to the City Council.
- 26 14. Consideration of comments of other City Staff.

27
28 This recommendation is based on a finding that the proposal, with the conditions cited, is
29 consistent with the requirements for PUD consideration, with the long-term objectives of the
30 recommendations and policies of the St. Anthony Comprehensive Plan.

31
32 City Planner Grittman (via Zoom) thanked Commissioner Morita for his presentation. Mr.
33 Grittman noted the applicant has made a number of updates to their site plans in response to
34 Planning Commission concerns. A number of Sustainability issues have been included in their
35 proposal.

36
37 Mayor Stille asked about the parking. Mr. Grittman stated the amount of parking proposed meets
38 the R-4 standards but the issue arises that the applicants propose to charge separately for the
39 underground parking. If more than a few opt not to purchase underground parking, there would
40 be use of surface parking and may overflow onto the City streets. The issue raised, is in staff's
41 opinion the applicants need to provide the underground parking in their rent structure to the
42 tenants. Mayor Stille asked how this issue could be addressed. Mr. Grittman stated there will be
43 a PUD that imposes whatever approvals Council places on this. Staff recommends that condition
44 be included as part of the PUD Agreement.

1 Councilmember Jenson asked if the setback requirements are compatible with the setback
2 requirements for the new building on the north side of this project. Mr. Grittmann stated the
3 property going up on the north has a 60-foot setback. Councilmember Jenson asked regarding
4 the setback on Stinson Blvd. Mr. Grittmann stated this building would be 30 feet from Stinson (R-
5 4 Standard) and the property to the north is quite a bit further to allow for entry and parking.
6 Councilmember Jenson asked if that will look ok and Mr. Grittmann stated he believes it will.
7 They will not look out of place.
8

9 Ms. Victoria Perbix, representing Interstate Development, attended via Zoom. Councilmember
10 Jenson asked how many surface parking spaces will be on the site. Ms. Perbix stated there will
11 be 60 surface stalls on the exterior and 66 on covered ground level parking. Ms. Perbix stated the
12 overall concept of the project to have affordability for the residents. This building is not overly
13 amenitized and residents can make decisions on what they want and do not want and have
14 control over their rent amount and manage their budget. The underground parking would be fully
15 utilized. Councilmember Jenson asked about where the surface parkers park when snow removal
16 is being done? Ms. Perbix stated she doesn't have a good answer but they may have utilized
17 phased snow removal. Councilmember Jenson asked if the NE Minneapolis residents would need
18 to be notified there may be cars parking on streets during snow plowing. Ms. Perbix stated that
19 would not be the developer's intent.
20

21 Councilmember Walker asked if there were other rationales other than affordability to charge
22 extra for underground parking. During the winter months, from an operational point of view how
23 would plowing of the parking lot be done. Ms. Perbix stated the concept of the covered parking
24 making it first come first serve, it would not be fair to charge everyone. Bike storage is being
25 considered in the front of the underground stall. The open underground parking stalls may be
26 utilized temporarily.
27

28 Councilmember Randle stated there is always the issue with plowing of multi-family parking
29 lots. Everyone cannot afford underground parking. The management needs to notify residents 24
30 hours ahead of time prior to plowing. There are ways to work around the parking issue.
31

32 Mayor Stille stated every project he finances, charges more for covered parking.
33

34 Councilmember Webster stated she thinks about since it is workforce housing. There was a study
35 that one-third of 18-year-olds do not have a driver's license. Since this project is on a bus line,
36 the residents may wish to take a bus or bike to work. This is not a unique situation to this project.
37

38 Councilmember Jenson asked if the 14 recommended conditions were acceptable to the
39 developer. Commissioner Morita stated the reason the Planning Commission made an issue of
40 this is because of the limited off-site parking available adjacent to the project.
41

42 Mayor Stille stated the public hearing was held at the Planning Commission Meeting but
43 welcomed any residents with comments to make them.
44

45 Mr. Thomas Isaacson, 2604 Pahl Avenue, asked for clarification and noted he is not in favor of a
46 driveway off Stinson to the multi-family development. He asked about a future driveway being
47

1 planned and would that be in case of emergency. He asked if it would be connected to the
2 property to the east. He would like to see renderings of the building that is being constructed and
3 this project to see how they will look next to each other. He would like clarification on the future
4 driveway. Mr. Grittmann stated there was a request by Hennepin County that the applicant make
5 a site plan accommodation to provide future access from their main parking lot to their east.
6 Hennepin County would like to see a shared driveway along Kenzie. The applicant has provided
7 this on their site plan but will not be constructed now and may never be constructed.
8

9 Mayor Stille asked if there were any other issues that needs to be discussed and Mr. Grittmann
10 stated there was a comment on the stacking at the bank and staff is satisfied the amount of
11 stacking is adequate.
12

13 Motion by Councilmember Jenson, seconded by Councilmember Randle, to approve Resolution
14 21-067; a Resolution approving preliminary plan stage PUD, for the Interstate/Bremer Bank/City
15 of St. Anthony Village, including a commercial bank facility of approximately 6,000 square feet,
16 a multi-family residential project of up to 76 units, and land transfers necessary to accommodate
17 the proposed project at 2401 Lowry Avenue NE, 2654 and 2534 Kenzie Terrace with the 14
18 conditions presented.
19

20 **Motion carried 4-0-1 (Webster abstained).**
21

22 **VI. GENERAL BUSINESS OF COUNCIL – NONE.**
23

24 **VII. REPORTS FROM CITY MANAGER AND COUNCIL MEMBERS.**
25

26 City Manager Yunker had no report.
27

28 Councilmember Walker had no report.
29

30 Councilmember Jenson stated last Friday he attended the Ramsey County Local League of
31 Governments Program and Executive Board Meetings.
32

33 Councilmember Randle had no report.
34

35 Councilmember Webster stated she participated in the work session on August 30 with the Parks
36 and Environmental Commission.
37

38 Mayor Stille stated he also attended the work session on August 30, 2021 with the Parks and
39 Environmental Commission. Today he attended the Mississippi Watershed Management
40 Organization Meeting. On September 13, 2021, he attended the Regional Council of Mayors
41 Meeting. Earlier today, he met with Representative Jack Stephenson, at the Liquor Store, to talk
42 about the importance of the liquor store for community involvement and how it's a gathering
43 place. The income from the liquor store is very important to the City.
44

45 **VIII. COMMUNITY FORUM.**
46

1 No one appeared to address the City Council during Community Forum.

2

3 **IX. INFORMATION AND ANNOUNCEMENTS.**

4

5 The August 2021 Programming, Website & Social Media Report for NineNorth was included for
6 Council review.

7

8 **X. ADJOURNMENT.**

9

10 Mayor Stille adjourned the meeting at 8:20 p.m.

11

12 Respectfully submitted,

13 Debbie Wolfe

14 *TimeSaver Off Site Secretarial, Inc.*

15

16

Mayor

17 ATTEST: _____

18

City Clerk

19

APPROVED