

**Union Park District Council**  
**MINUTES / Committee on Land Use and Economic Development**  
**Monday, January 22, 2024 6:30–8:30 p.m.**  
*Zoom Meeting*

*Co-chairs: Dean Cummings and Mark Morrow*

**Committee meeting minutes submitted by:** Mark Morrow

**Committee members present:** Scott Berger, Dean Cummings, Joe Hughes, Mark Morrow, Ben Quam, Sean Ryan, Austin Wu

**Staff present:** Leah Timberlake Sullivan, Paul Nguyen

**Guests:** Lisa Nelson (UPDC Transportation Committee), Justin Lewandowski (Hamline-Midway Coalition), Mike Hahm (United Village), Sara Ali (132 Albert Street North), David Morely (1617 Summit Avenue), Minal Oza (Midway Café and Grill)

**Media:** Jane McClure

**1. Welcome and Introductions; Consent Agenda**

Dean Nelson, co-chair of the Union Park District Council (UPDC) Committee on Land Use and Economic Development (CLUED), welcomed committee members and members of the community. The January 22, 2024 meeting agenda and the January 18, 2023 meeting minutes were approved.

**2. United Village Update by Mike Hahm**

Mr. Hahm provided an update on United Village, including:

- the development team now has full site control of all properties in United Village
- the playground and sculpture park clean up and footings are well underway
- the hotel: a request for the following variances will be submitted to the City this week:
  1. conditional use permit – west facing wall height: max of 75 feet increased to 90 feet
  2. variance – west wall top floor set back: min of 6 feet decreased to 0 feet
  3. variance – east wall and west wall windows and doors: min 15% reduced to [not yet specified]
  4. variance – east wall and west wall ground floor windows and doors: min 50% length and 30% area reduced to [not yet specified]
  5. variance – north yard setback: max 10 feet increased to 44 feet [to accommodate the drive and drop-off area]
  6. variance – hotel drop off [north side]: max 60 feet increased to the full length of the building
  7. variance – hotel entry: center (rather than a corner)

**3. 132 Albert Street North: Re-zoning Inquiry (Warehouse Conversion to Gymnastics Facility)**

Sara Ali and her husband are exploring leasing the warehouse at 132 Albert Street North to house a gymnastics program for ages 18 months to elite. There are residential properties across from the front and sides, and Ayd Mill is across from the back of the property.

The Committee was supportive of the addition of a gymnastics school to this area. A suggestion was made to confirm that the building has heating and cooling capacity to provide appropriate temperature control.

4. **1617 Summit Avenue: Lot Split**

**Action: A motion of support for the lot split was approved**

David Morely discussed a request to split the lot at 1617 Summit Avenue. The property is owned by the estate of Mr. Morely's deceased brother. David Morely is the executor of the estate. The lot is a double sized lot with the house on the west half and no development other than a fence across the back of the east half. The family would like to split the lot, sell the house on its lot as is, and sell the undeveloped lot as is.

A motion of support for the lot split was made, seconded, and approved.

5. **Midway Café and Grill: Class N License Request – Liquor-On Sale, Charitable Gambling**

**Action: A motion of support for the Class N license (liquor-on sale, charitable gambling) was approved**

Minal Oza discussed a request for a Class N License Request – Liquor On Sale, Charitable Gambling for the restaurant at the Quality Inn St. Paul-Minneapolis Midway. The Inn's restaurant closed during the pandemic, but the Inn's new owners are renovating the facility.

Input from the Inn staff was supportive of the liquor and charitable gambling request for the new restaurant. Input from the neighborhood included a concern about police calls in the neighborhood, which Minal addressed. Input from other neighbors was supportive.

A motion of support for the Class N license (liquor-on sale, charitable gambling) was made, seconded, and approved.

6. **Work Plan**

Ms. Timberlake Sullivan gave an overview of the Work Plan. Prior to the February CLUED meeting a copy of the 2023 Work Plan will be sent to Committee members to assess progress made on the 2023 Work Plan and to consider revisions for our 2024 Work Plan.

[Note: The 2023 Work Plan assessment and 2024 Work Plan need to be submitted prior to the 03/06/2024 Board Meeting.]

7. **Staff Update by Leah Timberlake Sullivan**

8. **Announcements**

**Resources:**

City of St. Paul meeting calendar:

<https://stpaul.legistar.com/Calendar.aspx>



Next CLUED meeting: **Monday, February 26, 2024, 6:30 p.m.**, Zoom meeting  
o Next UPDC Board meeting: **Wednesday, February 7, 2024, 7:00 p.m.**, Zoom meeting  
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