

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, March 16, 2026 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: Paul Bakke, Scott Berger, Rachel Callanan, K. C. Cox, Dean Cummings, Dan Elenbaas, Tim Flanigan, David Guetschow, Jim Marti, Mark Morrow, Bill Richtman, Paul Toman

Committee member excused absence:

Staff present: Leah Timberlake Sullivan

Guests: Mike Hahm (United Village), Vincent Francoual (Snelling Midway Redevelopment [SMR] Head of Culinary Operations),
Bill Dermody (Department of Safety and Inspections [DSI]),
Eric Hudak (Department of Safety and Inspections [DSI]),
Jarrod Fucci (Breakaway Music Festival President),
Justin Borrell (Minnesota United FC General Manager of Allianz Field),
Joele Hiers (114 North Saratoga owner),
Cameron Fure, Ian Greasley, Julie Hellwich

Media: Jane McClure

1. Welcome and Introductions; Consent Agenda

Mark Morrow, co-chair of the Union Park District Council (UPDC) Committee on Land Use and Economic Development (CLUED), welcomed members of the committee and members of the community. The February 23, 2026 meeting minutes were approved. The March 16, 2026 meeting agenda was approved.

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

Mr. Hahm provided an update on United Village:

○ Phase 1 – Construction Update:

The north façade ground level window and door opening variance was denied by the Board of Zoning Appeals [BZA], but was approved by the City Council (7-0) on 03/11/2026.

The hotel parking ramp's north façade scrim is being evaluated by DSI. If DSI determines that the scrim is a sign, the developer will seek a variance.

**3. United Village Restaurant Pavilions Class N On Sale Liquor Licenses
presented by Mike Hahm and Vincent Francoual**

ACTION: SUPPORT the requested Class N on sale liquor licenses

Mr. Hahm introduced Mr. Francoual, who is Snelling Midway Redevelopment's Head of Culinary Operations. Mr. Francoual was born in France and attended culinary school in France. He worked in restaurants in France, Italy, the United Kingdom, and New York, before moving to Minnesota. Mr. Francoual owned Vincent A Restaurant (Minneapolis downtown) followed by Chloe (Minneapolis downtown). In 2025, he sold his shares in Chloe. Mr. Francoual was recruited by Dr. McGuire to be Snelling Midway Redevelopment's Head of Culinary Operations. This will be his first time working in St. Paul.

The construction team recently estimated that the culinary team might be able to begin their work inside the pavilions in June. Mr. Francoual estimated that the restaurants will open about a month after his team gains access to the buildings. The larger pavilion will be an American diner (Midway Diner), and the smaller pavilion will be a pizza restaurant. They hope to hire most of their staff from the neighborhood. Mr. Francoual looks forward to teaching and mentoring their staff.

The indoor section of the American diner will be open from 7:00 AM to 9:00 PM. The patio, which will have about 60 seats, will be open from 11:00 AM to 9:00 PM. Both the indoor and outdoor sections will serve alcohol (beer and liquor).

The pizza restaurant will be open until 9:00 PM and will serve alcohol (wine, beer, and limoncello).

Comments included:

- Though there may be some noise that will travel through the construction sites to the adjacent neighborhoods to the west and north, once the office and hotel exterior walls are in place the sound from the outdoor patios will likely be contained within the Great Lawn area.
- Mr. Francoual was encouraged to consider later hours on game nights, and possibly on concert nights, because of the limited number of late night food options in the neighborhood.

A motion to SUPPORT the requested Class N on sale liquor licenses was made, seconded, and approved (unanimously).

4. **Congregate Living Study** **presented by Bill Dermody (Department of Safety and Inspections)**

Bill Dermody from the Department of Safety and Inspections (DSI) provided information on the City's Congregate Living Study.

St. Paul has approximately 59 sober houses and 59 supportive living facilities. The majority of the sober houses are located in Union Park and along Fort Road. The facility operators are licensed and supervised by the State. The City does not know the number of facilities managed by each operator, and does not know whether each operator is for-profit or not-for-profit.

In 2025, the City Council initiated a zoning study "to evaluate zoning definitions and standards for Sober Houses, Supportive Housing, and connected congregate living regulations."

<https://www.stpaul.gov/departments/planning-and-economic-development/planning/current-activities>

The Planning Commission approved the following recommendations:

- Amend references to reasonable accommodations to better align them with the law.
Reasonable accommodations provide flexibility in the application of zoning regulations to afford an individual with a disability equal use and enjoyment of a dwelling or structure.
- Require sober house operators to register with the zoning administrator to ensure the use meets applicable zoning standards, rather than the existing requirement that they submit a request for reasonable accommodation.
- Eliminate the ability for sober houses to exceed more than 10 residents.
If more than 10, a more supportive environment with more services should be provided, as in a supportive housing facility. Larger numbers of residents in a sober house would strain the intention of a sober house to operate "similar to a family unit" and would be less likely to benefit the residents.
- Clarify how sober living operations are classified under the zoning code.
The "sober house" use is proposed to be renamed "sober house, financially self-supporting" and the "supportive housing facility" use definition is expanded to note that it includes sober homes/recovery residences, as defined by the State of Minnesota, that receive operating revenue from governmental sources.
- Update the definition of "shelter for battered persons" to delete outdated reference to the state department of corrections.
The use is now served by programs run by a different state department.

- For a shelter for battered persons, reduce the districts requiring a conditional use permit for more than six (6) adult residents and reduce the districts capping the number of adult residents at 16.
The code requires a conditional use permit for shelters for battered persons with 7 more than six adults in all residential, traditional neighborhood, and Ford districts, as well as OS-B2 business districts, and caps those same districts at 16 maximum adult residents. This is overly restrictive for a use that has caused few to no known negative impacts in Saint Paul in recent decades. It would be logical to allow the use without restriction where larger multifamily uses are permitted already, while continuing to require a conditional use permit to allow six to 16 adult residents smaller-scale districts such as RL-H2 residential, T1 traditional neighborhood, and F1-F2 Ford districts.
- Adjust the standard stating the density of a shelter for battered persons in T2-T4 traditional neighborhood districts is regulated as for multifamily uses so it will apply only in T2 districts.
The recently approved T District Zoning Study code amendments now regulate density in T3 and T4 traditional neighborhood districts the same for all uses, thus eliminating the need to call out how this use's density would be regulated in those districts. The clause would remain useful with regard to T2 districts.

Mr. Dermody clarified that the maximum number of residents allowed in a sober house will be restricted to 10 (see Planning Commission recommendations above). The maximum number of residents in a supportive living facility is, and will continue to be, determined by fire code.

Mr. Dermody stated that the Planning Commission considered changing the minimum required distance between congregate living facilities, but decided to make no changes to this requirement at this time.

The City Council will hold a public hearing (date to be determined) on the proposed amendments.

Comments included:

- Mr. Dermody was asked whether people who have lived in a sober house or a supportive living facility have provided input into the proposed amendments. He stated that there has not been input from people who have lived in a sober house or a supportive living facility. The commentor encouraged Mr. Dermody to find a way for the public to submit comments anonymously so that people who have lived in a sober house or a supportive living facility can safely provide their input regarding this ordinance.
- Commentors expressed support for people who would benefit from a sober house or a supportive living facility, and encouraged the City not to place barriers to developing sober houses and supportive living facilities.

5. **Breakaway Music Festival 2025 Noise Complaints presented by Eric Hudak (DSI)**

Eric Hudak from the Department of Safety and Inspections (DSI) discussed the City's noise complaint data:

- Breakaway Music Festival 2024 (641 complaints)
- Breakaway Music Festival 2025 (no complaints).

Jarrold Fucci (Breakaway Music Festival President) noted that festival changes in 2025 included:

- a change in the orientation of the stage –
in 2024 the stage faced southeast, directed toward the brick façade of Cub Foods;
in 2025 the stage faced southwest, directed toward Allianz Field's laminated PTFE mesh exterior
- improved speaker technology, which reduced spread of the sound beyond United Village
- a DSI employee on site throughout the festival, paid for by Breakaway Festival
- a real-time comment line, which was organized, marketed, and managed by Breakaway:
The comment line received 53 responses.
The responses ranged from "I love the event" to "It's loud."
Every respondent was given the opportunity to have the sound level measured at their

residence. Only 1 person requested this and, based on the measurement, adjustments were made to the sound system which resolved the concern.

Comments included:

- Administrative citations after a noise incident do not undo the disruption experienced by residents during the noise incident.
- The St. Paul Police Department should be the last resort for real-time enforcement, rather than the only option for real-time enforcement.
- This promotor made changes based on discussions with UPDC, which were beyond what DSI required, and which appear to be the primary reasons for the reduction in noise complaints. Mr. Hudak was encouraged to take the lessons learned from Breakaway Festival 2025 and apply them to all noise variance requests for large events.

6. Breakaway Music Festival 2026 Sound Variance Request

Friday, June 26, 2026 – Saturday, June 27, 2026

presented by Jarrod Fucci (Breakaway Music Festival President)

Jarrod Fucci (Breakaway Music Festival President) presented plans for Breakaway Music Festival 2026:

- the closing time will be the same as 2025 (10:30 PM each night)
- the orientation of the stage will be the same as 2025 (southwest towards Allianz Field)
- speaker technology will be improved compared with 2025 (which was improved compared with 2024), which will reduce spread of the sound beyond United Village
- a DSI employee will again be onsite throughout the festival and will again be paid for by Breakaway Festival
- a real-time comment line will again be organized, marketed, and managed by Breakaway
- marketing of local vendors will be improved
[Mr. Fucci will be sent the contact information for the Midway Chamber of Commerce]
- communication regarding transportation options, parking options, and parking restrictions will be improved
- they will further their partnership with the St. Paul Police Department to prevent problems as much as possible

Comments included:

- A concern about the spread of the sound to the north. Mr Fucci stated that Breakaway will add postcard distribution to an area north of United Village.
- A concern that, because of the difference in the way that low frequency sound spreads compared with medium and high frequency sounds, sound levels might need to be measured further away.

7. Allianz Field Great Lawn Concert Series Sound Variance Request

Friday, May 29, 2026

Friday, July 24, 2026

Friday July 31, 2026

Friday, August 14, 2026

Friday, September 18, 2026

presented by Zacharia Litzelswope (Minnesota United FC Senior Director of Event Operations) and Justin Borrell (Minnesota United FC General Manager of Allianz Field)

[Note: Ms. Litzelswope was unable to attend.]

Justin Borrell (Minnesota United FC General Manager of Allianz Field, justin.b@mnufc.com) provided a brief overview of the new Great Lawn Concert Series (5 public events on Friday evenings, and 1 private event on a Saturday evening). These concerts will be on a much smaller scale than Breakaway (attendance anticipated to be around 4000-4500). The stage will be located at the north end of the Great Lawn, facing to the south (toward Allianz Field). Because the Great Lawn is bounded by the restaurant pavilions, Allianz Field, the new office building, and the hotel; and the

requested sound levels are similar to pre-game events (97 dBA at 50 feet); Mr. Borrell does not anticipate noise complaints.

Comments included:

- Support for additional programming in United Village to attract neighbors and visitors to local businesses.
- A request that Mr. Borrell and Mr. Hudak return after a few concerts to review concerns and discuss opportunities.

8. **1410 and 1440 University Avenue Adjustment of Common Boundary Request presented by Dean Cummings (information only)**

Because the current boundary between 1410 and 1440 University Avenue (the former Cub Foods site) passes through a small section of 1440, Kraus-Anderson has submitted a request to adjust the common boundary.

9. **114 North Saratoga
Garage Front Setback Variance Request
presented by Joele Hiers**

ACTION: SUPPORT the requested garage front setback variance request

Ms. Hiers has hired an architect to design a 12 foot x 20 foot garage. Her lot, which is zoned H2, is small and does not have alley access. In order to preserve her back yard and her tree, she will need a front set back variance. (She will not require a lot coverage variance.)

Scott Berger, who is the UPDC Board representative for this grid, noted that there are several properties in this neighborhood which have garages with similar configurations (facing the street and close to the sidewalk).

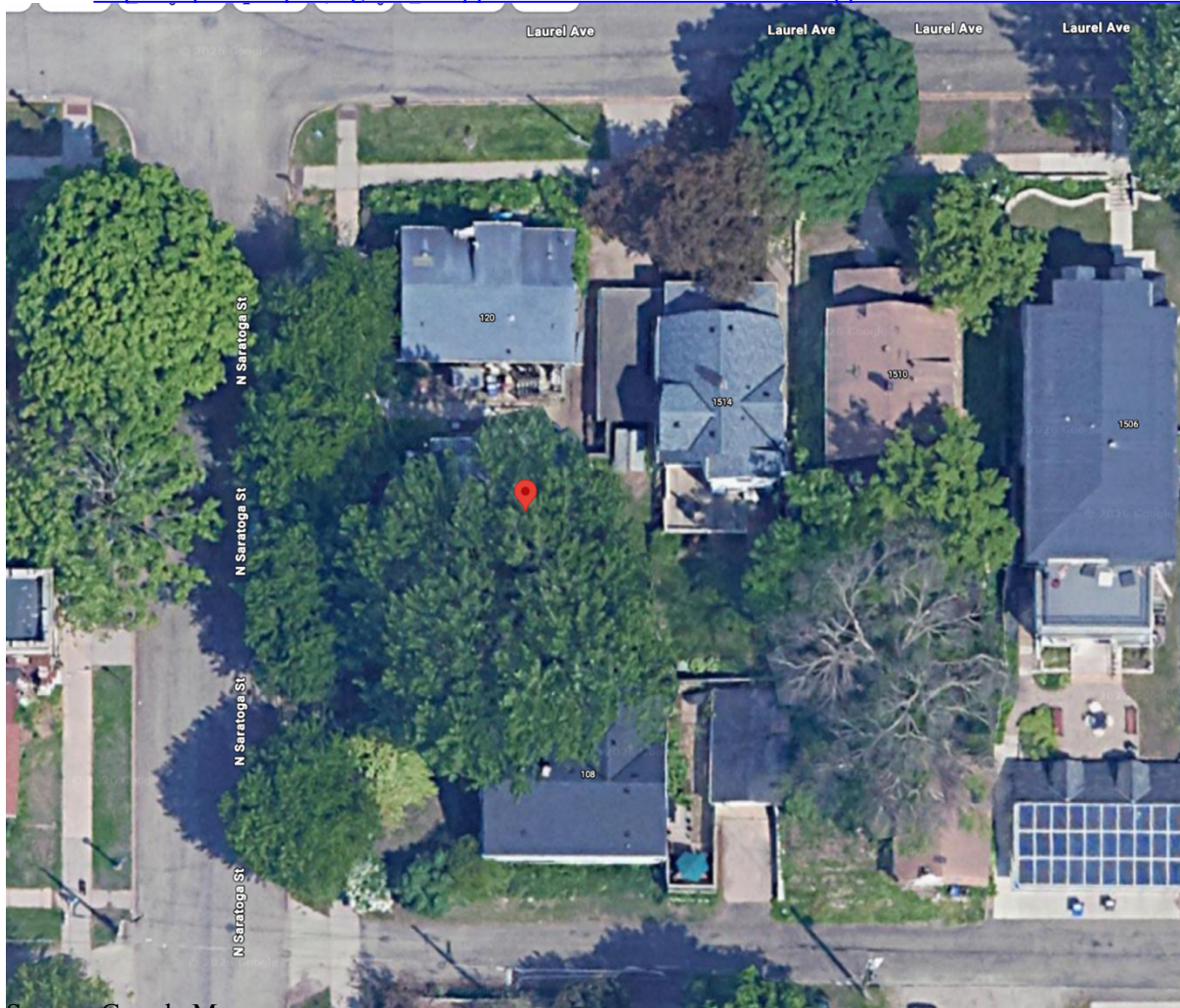
A motion to SUPPORT the requested garage front setback variance was made, seconded, and approved (unanimously).



Source: Google Maps



Source: <https://stpaul.maps.arcgis.com/apps/instant/sidebar/index.html?appid=47fffa61b84c4d979626c51eb5ef091c>



Source: Google Maps

10. Staff Report & Announcements

presented by Leah Timberlake Sullivan

- CLUED members may be asked to participate in the development of the Union Park Community Plan (10-year plan). This will include the creation of topic-specific community surveys (Land Use and Economic Development, Transportation, Parks and Recreation, Housing, Natural Resources and the Environment, Historic Preservation).



Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, February 23, 2026 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: Jerome Benner, Scott Berger, K. C. Cox, Jim Marti, Mark Morrow, Ben Quam, Bill Richtman, Deanna Seppanen, Paul Toman

Committee member excused absence: Dean Cummings, Tim Flanigan

Staff present: Leah Timberlake Sullivan

Guests: Jim Brummer (University of St. Thomas), Amy McDonough (University of St. Thomas), Chuck Evens (Damon Farber Landscape Architects), Ian Greasley

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, January 26, 2026 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, Rachel Callanan, K. C. Cox, Dean Cummings, Tim Flanigan, Joe Hughes, Reece Johnson, Jim Marti, Mark Morrow, Bill Richtman

Committee member excused absence:

Staff present: Leah Timberlake Sullivan, Catherine Kane

Guests: Cole Hanson (Safe Homes Saint Paul), Brian Harrison (Red Maple Ventures), Mike Hahm (United Village), Joe Abraham

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, December 15, 2025 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: Paul Bakke, Scott Berger, K. C. Cox, Dean Cummings, Tim Flanigan, David Guetschow, Reece Johnson, Jim Marti, Mark Morrow, Bill Richtman, Deanna Seppanen, Paul Toman

Committee member excused absence:

Staff present: Leah Timberlake Sullivan

Guests: