

# Minutes of the Prospect Park Association Land Use Committee Meeting Thursday, February 13<sup>th</sup>, 2020 PPUMC (Revised on 3/11/20)

## Persons in attendance listed below:

Jeff Barnhart and Preston Mosser, Prospect Park Properties; Dan Bryant, David Frank, Gary Gardner, Dick Gilyard, David Gundale, George Hansen, Peter Holbrook, Lise Houlton, Deidre Kellog, Gayla Lindt, Florence Littman, Ken Mowll, Karen Murdock, Laura Preus, Jere Purple, Donna Schneider, Lynn Von Korff, Susan Warner, Kathy Kahn, Helen Kivnick, John Wicks, PPA LU Committee, Chairperson,

1. John Wicks welcomed all attending the meeting and called the meeting to order at 7:05 PM.
2. John Wicks presented the draft Agenda and asked for a motion to approve it. Motion carried.
3. Review of Meeting Minutes for January, 2020 was held. Motion made and approval made of the minutes. (For distribution at the February Board meeting)
4. Lynn Von Korff – Topic: Boarded up homes in Motley Neighborhood.
  - a. Lynn noted that she had learned there are seven boarded up buildings on Erie with plywood on the windows and all are owned by the University of Minnesota Real Estate Office. She inquired, “What’s the plan for these properties?”
  - b. Dick Gilyard inquired if they are part of the joint U of M and United Properties Motley project? Someone answered “No”.
  - c. Dick indicated he will obtain the name of someone to call at the University who could provide her with more information – perhaps the current U of M liaison...
5. Vermillion / Wallis Project Update:
  - a. Gayla Lindt briefly described how the City had approved the Project even though 10 people spoke up against it. The City Planning Commission was interested in what the people said but were not very concerned.
  - b. Gayla described some of the shortcomings in the City’s analysis:
    - i. Extent of demolition of the Art & Architecture building has increased yet the Amenity points awarded to the project for Conservation of the built environment did not. (revised 3/11)
    - ii. Height of building still remains taller than the Witches Tower Observation Deck.
    - iii. Building will still block view and obscure the skyline around the tower even with a height reduction. (revised 3/11)
    - iv. Southwest area setback/variance of development still impacts the houses there by being too close to them.
    - v. Peter Crandall did not indicate how the historic consultancy condition was determined to be credibly met. SHPO (State Historic Preservation Office) was to comment on the New History memo and indicated they would communicate with city staff; but neither Peter Crandall nor Andrea Burke have shared any expert opinion on the New History memo. (revised 3/11)

- c. Laura Preus noted the following:
- i. PPA has put together a package of info regarding how the project has changed from the initial MOU to the existing and forwarded this info to the City but they do not seem to react / respond to it.
  - ii. President Amel and her met with Ari Paritz in an effort to initiate better communication with Vermillion and ask for a consideration of the outcomes from the September 10<sup>th</sup> meeting. Ari was not willing to enter into negotiations about items from the September 10<sup>th</sup> meeting including adjacent property owner closeness, height and inclusionary housing. He suggested we work together to discuss other topics such as brick color, the art process, and the rooftop features. (revised on 3/11)
  - iii. Ari was informed that the neighborhood was going to pursue the motions that had been passed at the neighborhood wide Land Use meeting held last fall with the City and he indicated it was our right to do so. Laura also noted that similar information would be communicated to Cam Gordon.
  - iv. She had also been in contact with Peter Crandall, staff person for the Planning Commission but he indicated that they had nothing to discuss.
  - v. Finally Laura said that Eric Amel had read PPA's resolution to the Planning Commission while others said the same.
  - vi. Ultimately the Commission voted but it passed with two commissioners voting No.
- d. Gayla provided additional remarks:
- i. The Project's architects gave inaccurate information to the Commissioners by indicating less demolition to the Art & Architecture building than is actually going to take place. The amount of demolition does not warrant the PUD Amenity points earned on the 2018 project. (revised 3/11) This is not a good precedent.
- e. Laura concluded:
- i. The PPA Board supported the September 10<sup>th</sup> motions and thus it makes sense to address the Planning & Zonings' review process. The only way that we can support the interests from the September 10<sup>th</sup> meeting and impact the ruling at this point is to is Appeal. She felt the overall dynamic of working with the City is not working for our neighborhood. It is important for the city to follow the rules. (revised 3/11)
- f. Laura made a motion to the Land Use Committee:
- i. (She) ***"Moved that we continue to support the intentions / interests of the September 10<sup>th</sup> LU Committee Motion and that PPA files an appeal of the Planning Commission's decision related to the new Wallis Project."***
  - ii. The motion carried with abstentions: Jeff Barnhart, Preston Mosser, Dick Gilyard, Dan Bryant and John Wicks.
- g. Another issue, was how PPA would fund the \$450.00 appeal fees? Peter Holbrook stepped forward and provided the funds to PPA for the cause. He was applauded for his effort.
- h. Lynn Von Korff noted that there is a bigger picture regarding this issue and that is that people are angry at people who support the Vermillion project. Let's listen to one another. She indicated

that she is sad about the break down in the neighborhood over the project. Laura Preus noted that in the spirit of good conversation can we work something out?

- i. Other meeting attendees commented on the process, some people felt marginalized by it.
- j. Adjacent property owners feel like they are alone because the set-back Variance given to Vermillion very much impacts them and not the rest of the neighborhood.
- k. Another comment recommended the importance of keeping up with the pace of the developers otherwise we will be left behind. But it was noted, who has such time?
- l. It is a 10 day appeal process so we must move forward if we are going to get the appeal submitted on time.
- m. Laura indicated that she will work with President Eric Amel to complete the appeal and forward it to the City.

- 6. Topics for next Land Use Committee:
  - a. Dick Gilyard noted that he would like to make a presentation lasting 30 – 45 minutes that discusses the efforts going on in the Towerside area of the neighborhood.
- 7. There were no further topics discussed.
- 8. The next Land Use Committee meeting will be held on Thursday, March 12<sup>th</sup> at **Prospect Park United Methodist Church (PPUMC)**, beginning at 7 PM..

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**END**

Minutes prepared by John Wicks – send your comments or corrections to him at [jonewix@aol.com](mailto:jonewix@aol.com)

