

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
October 17, 2019

A regular meeting of the committee was convened at 10:07 am on this date.

Members Present: Council Members Jeremy Schroeder (Chair), Kevin Reich (Vice-Chair), Cam Gordon, Jeremiah Ellison, Lisa Goodman, and Lisa Bender (Quorum - 4)

Matters listed below are hereby submitted with the following recommendations; to-wit:

1. Variance appeal: Tim Keane, on behalf of Sagrado Corazon de Jesus and Church of the Incarnation, 3754 Pleasant Ave ([2019-01145](#))

Considering an appeal submitted by Tim Keane, on behalf of Sagrado Corazon de Jesus and Church of the Incarnation, regarding the decision of the City Planning Commission approving a variance (PLAN9066) to reduce the off-street parking from 75 spaces to 1 space with 25 spaces grandfathered for the existing building at 3754 Pleasant Ave.

Staff presentation by Aaron Hanauer, Community Planning & Economic Development Department.

The hearing was opened, and the following persons spoke:

1. Kevin McDonough, on behalf of appellant, 3801 Pleasant Ave, Sagrado Corazon de Jesus and Church of the Incarnation
2. Tim Keane, appellant, 60 S 6th St
3. Jackie Hayes, on behalf of applicant, Center for Performing Arts
4. Marcelo Pinto, on behalf of applicant, Alliance
5. Jeanne Ritterson, 3644 Pleasant Ave
6. Chris DesRoches, 4417 Grand Ave S, Kingfield Neighborhood Association
7. Merle Thomas Pulley, 3852 Pleasant Ave
8. Fran Launstein, 3845 Pleasant Ave
9. David Thom, 313 W 38th St, Groomsmen
10. Ben Moudry, 1388 Englewood Ave, St. Paul, Lake Country School
11. Erik Takeshita, 4737 Harriet Ave

The hearing was closed.

Ellison moved to deny the appeal. On voice vote, the motion passed.

2. Conditional use permit and site plan review appeal: Lambert Properties LLC, 3311 Broadway St NE [\(2019-01153\)](#)

Considering an appeal submitted by Lambert Properties LLC regarding the following decisions of the City Planning Commission (PLAN9528) to allow an accessory automobile convenience facility located at 3311 Broadway St NE, subject to conditions:

1. Approving a conditional use permit to allow an automobile convenience facility.
2. Approving a site plan review for the establishment of a new automobile use.

Staff presentation by Andrew Liska and Steve Poor, Community Planning & Economic Development Department.

The hearing was opened, and the following persons spoke:

1. Jacob Steen, on behalf of appellant, 8300 Norman Center Dr, Bloomington, Larkin Hoffman Attorneys
2. Steve Sabraski, on behalf of applicant, 2043 Fairmount Ave, St. Paul, Landform Professional Services

The hearing was closed.

Reich moved to deny the appeal. On voice vote, the motion passed.

3. Inclusionary zoning regulations ordinance [\(2019-01035\)](#)

Referring to staff the subject matter of an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations related to inclusionary zoning:

1. Chapter 520 Introductory Provisions.
2. Chapter 525 Administration and Enforcement.
3. Chapter 530 Site Plan Review.
4. Chapter 535 Regulations of General Applicability.

Schroeder moved to refer to staff. On voice vote, the motion passed.
[Bender absent]

4. Rezoning: Darrell and Beverly Koopman, 2546 Johnson St NE [\(2019-01139\)](#)

1. Approving an application submitted by Darrell and Beverly Koopman to rezone (PLAN9539) the property located at 2546 Johnson St NE from the R2B Two-family District to the OR1 Neighborhood Office Residence District to establish an office use in the existing structure.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Schroeder moved to approve. On voice vote, the motion passed.
[Bender absent]

5. Rezoning and alley vacation: CommonBond Communities, 2419, 2423, and 2435 Marshall St NE; and 30, 34, 38, and 44 Lowry Ave NE ([2019-01169](#))
 1. Approving an application submitted by CommonBond Communities to rezone (PLAN9430) the properties located at 2419 and 2423 Marshall St NE from the R2B Two-family District to the C2 Neighborhood Corridor Commercial District to construct a mixed-use building with 128 dwelling units and 9,600 square feet of commercial space.
 2. Approving an application submitted by CommonBond Communities to rezone (PLAN9430) the properties located at 30, 34, 38, and 44 Lowry Ave NE from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District to construct a mixed-use building with 128 dwelling units and 9,600 square feet of commercial space.
 3. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.
 4. Approving an application submitted by CommonBond Communities to vacate (PLAN9430) the public right-of-way (public alley) and dedicate a new public right-of-way (public alley) near the properties of 2419, 2423, and 2435 Marshall St NE and 30, 34, 38, and 44 Lowry Ave NE, subject to the retention of easement rights by Xcel Energy.
 5. Passage of Resolution vacating all that part of the vacated alley adjoining Lots 1, 2, 3, 28, 29, and 30, Block 3, north motor line addition to Minneapolis, lying southerly of the north line of said Block 3, and northerly of the north line of the south 26 feet of said Lot 3 and its westerly extension, near the properties of 2419, 2423, and 2435 Marshall St NE and 30, 34, 38, and 44 Lowry Ave NE (Vac-1724).

Schroeder moved to approve. On voice vote, the motion passed.
[Bender absent]

With no further business to transact, the meeting adjourned at 11:15 am.

Reported by Ken Dahler, Council Committee Coordinator