

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
December 5, 2019

A regular meeting of the committee was convened at 10:06 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. Interim use permit: Hennepin County Facilities Services, 2220 16th Ave N ([2019-01370](#))

Approving an application submitted by Hennepin County Facilities Services for an interim use permit (PLAN10100) to allow for an emergency shelter of up to 50 people who identify as female for the property located at 2220 16th Ave N until Jun 1, 2024, subject to conditions.

The public hearing was opened. There were no persons wishing to speak.

Schroeder moved to continue to meeting of Jan 9, 2020. On voice vote, the motion passed. [Bender absent]

2. Variances appeal: Dalton Scott, 1309 5th St NE ([2019-01369](#))

Considering an appeal submitted by Dalton Scott regarding the following decisions of the Zoning Board of Adjustment (PLAN9761) for a new detached accessory dwelling unit for the property located at 1309 5th St NE:

1. Denying a variance to increase the maximum permitted floor area to 774 square feet.
2. Denying a variance to increase the maximum permitted height to 21.5 feet.

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

The hearing was opened, and the following persons spoke:

1. Dalton Scott, appellant, 1309 5th St NE
2. Julie Speed, 2837 30th Ave S

The hearing was closed.

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

3. Alley vacation: North Central University, 1401, 1413, and 1425 Chicago Ave ([2019-01371](#))
 1. Approving an application submitted by North Central University to vacate (PLAN9674) the north-south alley in the southeast quadrant of Chicago Ave and E 14th St, subject to the retention of easement rights by Xcel Energy.
 2. Passage of Resolution vacating all that part of the north-south alley, in the southeast quadrant of Chicago Ave and E 14th St in the plat of J.S. & W. Elliot's Addition to Minneapolis (Vac-1726).

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

4. Rezoning and alley vacation: The Family Partnership, 1527 E Lake St, 3013-3037 Bloomington Ave S, and 3010-3040 16th Ave S ([2019-01383](#))
 1. Approving an application submitted by The Family Partnership to rezone (PLAN9676) the property located at 3013-3017 Bloomington Ave to add the PO Pedestrian Oriented Overlay District to allow for a building addition to the existing Fairview Clinic and prepare land along 16th Ave S for a multiple-family dwelling.
 2. Approving an application submitted by The Family Partnership to rezone (PLAN9676) the properties located at 3033 and 3037 Bloomington Ave S from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District to allow for a building addition to the existing Fairview Clinic and prepare land along 16th Ave S for a multiple-family dwelling.
 3. Approving an application submitted by The Family Partnership to rezone (PLAN9676) a portion of 3010 16th Ave S from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District to allow for a building addition to the existing Fairview Clinic and prepare land along 16th Ave S for a multiple-family dwelling.
 4. Approving an application submitted by The Family Partnership to rezone (PLAN9676) a portion of 3020 and 3024 16th Ave S from the R2B Two-family District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District, removing the TP Transitional Parking Overlay District, to allow for a building addition to the existing Fairview Clinic and prepare land along 16th Ave S for a multiple-family dwelling.
 5. Approving an application submitted by The Family Partnership to rezone (PLAN9676) the properties located at 3030, 3032, 3036, 3040, 3044, and 3048 16th Ave S from the R2B Two-family District to the R5 Multiple-family District, removing the TP Transitional Parking Overlay District from the properties at 3030 and 3032 16th Ave S, to allow for a building addition to the existing Fairview Clinic and prepare land along 16th Ave S for a multiple-family dwelling.
 6. Approving an application submitted by The Family Partnership to rezone (PLAN9676) a portion of 3010 16th Ave S from the C1 Neighborhood Commercial District to the R5 Multiple-family District to allow for a building addition to the existing Fairview Clinic and prepare land along 16th Ave S for a multiple-family dwelling.

7. Approving an application submitted by The Family Partnership to rezone (PLAN9676) a portion of the properties located at 3020-3024 16th Ave S from the R2B Two-family District to the R5 Multiple-family District, removing the TP Transitional Parking Overlay District, to allow for a building addition to the existing Fairview Clinic and prepare land along 16th Ave S for a multiple-family dwelling.
8. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.
9. Approving an application submitted by The Family Partnership to vacate (PLAN9676) the existing alley south of E Lake St, between Bloomington Ave S and 16th Ave S, and build a new alley, subject to the retention of easement rights by Xcel Energy.
10. Passage of Resolution vacating the full east-west alley and a partial vacation of the north-south alley, south of E Lake St, between Bloomington and 16th Aves S (Vac-1727).

Schroeder moved to approve. On voice vote, the motion passed.

[Bender absent]

5. Arts Commission appointments ([2019-01381](#))

1. Approving the Council appointment of Lana Aylesworth, Seat 8, Ward 11, for a three-year term beginning Jan 1, 2020, and ending Dec 31, 2022.
2. Approving the following Council appointments for unexpired three-year terms beginning Jan 1, 2019, and ending Dec 31, 2021: Commarrah Bashar, Seat 2, Ward 8; and Ahava Silkey-Jones, Seat 14, Ward 7.
3. Approving the following Council reappointments for three-year terms beginning Jan 1, 2020, and ending Dec 31, 2022: Mandi Bedbury, Seat 5, Ward 3; and Joan Vorderbruggen, Seat 17, Ward 10.
4. Confirming the following Mayoral appointments for three-year terms beginning Jan 1, 2020, and ending Dec 31, 2022: Janay Henry, Seat 4, Ward 8; and Ellina Kevorkian, Seat 15, Ward 10.

Schroeder moved to approve. On voice vote, the motion passed.

[Bender absent]

6. Local historic landmark designation: Oakland Apartments, 213 9th St S ([2019-01382](#))

Passage of Resolution approving the Landmark designation of the Oakland Apartments located at 213 9th St S.

Schroeder moved to approve. On voice vote, the motion passed.

[Bender absent]

7. Occupancy regulations (Zoning Code) ordinance ([2018-00153](#))

Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending occupancy regulations:

1. Chapter 520 Introductory Provisions.
2. Chapter 546 Residence Districts.
3. Chapter 547 Office Residence Districts.
4. Chapter 548 Commercial Districts.
5. Chapter 549 Downtown Districts.
6. Chapter 551 Overlay Districts.

Staff presentation by Janelle Widmeier, Community Planning & Economic Development Department.

Bender moved to approve. On voice vote, the motion passed.

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

Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations related to inclusionary zoning:

1. Chapter 530 Site Plan Review.
2. Chapter 535 Regulations of General Applicability.

Staff presentation by Shanna Sether, Community Planning & Economic Development Department.

Bender moved to approve. On voice vote, the motion passed.

9. Site plan review appeal: Nick Boosalis, 4159 Hiawatha Ave ([2019-01282](#))

Considering an appeal submitted by Nick Boosalis regarding the decision of the City Planning Commission denying a site plan review (PLAN9531) for two one-story commercial buildings and a drive-through at 4159 Hiawatha Ave.

Staff presentation by Lindsey Silas, Community Planning & Economic Development; and Allan Klugman, Public Works Department.

The Chair afforded the courtesy of the floor to Nick Boosalis, the appellant, who gave a short presentation.

Schroeder moved to grant the appeal and approve the site plan review, subject to the following conditions:

1. All site improvements shall be completed by September 23, 2021, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. Any decreases in floor area shall not be permitted.
5. The portion of the office building along Hiawatha Avenue shall be no less than 16 feet in depth as shown in the submitted floor plans.

6. No business licenses shall be issued for the proposed coffee shop until the liner building fronting Hiawatha Avenue and E 42nd Street is constructed.
7. The lighting plan shall be revised to demonstrate how all building entrances and walkways will be lit to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site to comply with sections 530.130 and 530.260 of the zoning code.
8. Three canopy trees and eight ornamental trees shall be planted on-site as shown in the submitted landscaping plan.
9. The signage, curb cut, and driveway access shall be designed to prevent left turns into and out of the site.
10. The applicant shall work with Public Works to modify the street design of E 42nd Street, if required, to prohibit left turns into the site.

Gordon moved to amend condition of approval no. 10 and add a condition of approval no. 11, to read as follows:

10. The applicant shall work with Public Works to modify the street design of E 42nd Street, ~~if required~~, to prohibit left turns into the site.
11. The applicant shall obtain an approved Transportation Demand Management Plan (TDMP) prior to the issuance of any building permits or business licenses and shall maintain compliance with the TDMP for the life of the drive-through including but not limited to providing traffic enforcement as deemed necessary.

On voice vote, Gordon's motion passed.

On voice vote, the main motion, as amended, passed.

With no further business to transact, the meeting adjourned at 10:57 am.

Reported by Ken Dahler, Council Committee Coordinator