

Planning Commission Minutes

Regular Meeting

December 5, 2022 - 4:30 pm

Room 317, City Hall

Members Present: Alyssa Olson (President), Chloe McGuire (Vice-President), Becky Alper, Bill Baxley, Adriana Cerrillo, Tammy Faiola, Keith Ford, Aneesha Marwah, and Michael Rainville (Quorum: 5)

Members Absent: Joseph Campbell

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes

[Nov 14, 2022 Planning Commission](#)

Action Taken: Accepted

Public Hearing

4. **315 27th Ave NE, Ward 1**

City Staff: [Aaron Hanauer](#), PLAN15443

The City Planning Commission adopted staff findings for the applications by LRS of Minnesota, LLC for the property located at 315 27th Ave NE:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow for a truck service and parking facility, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

B. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a truck service and parking facility that includes a partial demolition and remodel of the existing building, subject to the following conditions:

1. All site improvements shall be completed by December 5, 2024, 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. All mechanical equipment shall continue to be screened in compliance with Chapter 53
5. All refuse and recycling storage containers shall be located within the building or screened in compliance with Chapter 535.
6. To comply with Section 530.110 of the zoning code, a principal entrance shall be installed on the southern elevation on each newly formed building in order to face the public street on 27th Ave NE.
7. To comply with Section 530.130 of the zoning code, a direct walkway shall connect a newly installed building entrance from each building to the 27th Ave NE sidewalk. Each walkway shall be a minimum of four (4) feet in width.
8. The project shall comply with Section 530.170 of the zoning code - Parking and loading landscaping and screening, in terms of no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree.
9. As a form of alternative compliance to Section 530.170 - Parking and loading landscaping and screening, the applicant shall maintain a minimum of seven trees along the parking and eastern property line.

[315 27th Ave NE staff report](#)

Approved on consent.

5. **625, 629, 641, 643, 649, 653, 655, 659, 705, 711, 715, 719, 723, 727, 733, 737, 741, 747, 751 Van Buren St NE & 901 Summer St NE, Ward 3**
City Staff: [Rattana Sengsoulichanh](#), PLAN15291

A. Comprehensive Plan Amendment.

Action: The City Planning Commission forwarded the application to City Council **without a recommendation** on the comprehensive plan amendment to amend the built form guidance and map in *Minneapolis 2040*, for the properties located at 625, 629, 641, 643, 649, 653, 655, 659, 705, 711, 715, 719, 723, 727, 733, 737, 741, 747, 751 Van Buren St NE, and 901 Summer St NE from Corridor 6 to Interior 3.

[Van Buren St NE Comprehensive Plan Amendment staff report](#)

Yea: Alper, Cerrillo, Faiola, Ford, Rainville

Nay: Baxley, Marwah, McGuire, Olson

Absent: Campbell

6. **636 Broadway St NE, Ward 3**

City Staff: [Hilary Dvorak](#), PLAN15548

The City Planning Commission adopted staff findings for the application by Children's Dental Services for the property located at 636 Broadway St NE:

A. Variance.

Action: The City Planning Commission **approved** the variance to reduce the west interior side yard setback from five feet to zero feet to allow a trash and recycling enclosure.

[636 Broadway St NE staff report](#)

Approved on consent.

7. **801 15th Ave SE, Ward 3**

City Staff: [Hilary Dvorak](#), PLAN15555

The City Planning Commission adopted staff findings for the applications by Dinkytown MN JV LLC, c/o Ironmark Building Company for the property located at 801 15th Ave SE:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to increase the height of a wall sign on the east building elevation from the maximum of 20 feet to 37 feet, and to increase the height of a wall sign on the south elevation from the maximum of 20 feet to 139 feet, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. Approval of the sign permits by the Department of Community Planning and Economic Development.

[801 15th Ave SE staff report](#)

Approved on consent.

8. **Right-of-way adjacent to 2301 45th Ave N, Ward 4**

City Staff: [Andrew Frenz](#), VAC-1767

The City Planning Commission adopted staff findings for the application by the City of Minneapolis Department of Public Works, subject to the retention of easements by the City of Minneapolis and CenterPoint Energy:

A. Vacation.

Action: The City Planning Commission recommended that the City Council **approve** the vacation of a portion of the 45th Avenue North right-of-way adjacent to 2301 45th Ave N.

[45th Ave N Right-of-Way staff report](#)

Approved on consent.

9. **2309 Plymouth Ave N, Ward 5**

City Planner: [Shanna Sether](#), PLAN15510

The City Planning Commission adopted staff findings for the applications by Matrix Development LLC for the property located at 2309 Plymouth Ave N:

A. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum front yard setback along Queen Ave N from 35 feet to three feet.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the corner side yard setback along Plymouth Ave N from 10 feet to one foot.

C. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a new five-story, multiple-family dwelling with 38 units, subject to the following conditions:

1. All site improvements shall be completed by December 5, 2024, 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. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. Unless exempt, all final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.
6. The length of compliance with the affordable housing premium shall be as required by the Unified Housing Policy.

[2309 Plymouth Ave N staff report](#)

Yea: Alper, Baxley, Cerrillo, Faiola, Ford, Marwah, Rainville, Olson

Nay: McGuire

Absent: Campbell

10. **1254 Russell Ave N, Ward 5**

City Planner: [Shanna Sether](#), PLAN15511

The City Planning Commission adopted staff findings for the applications by Matrix Development LLC for the property located at 1254 Russell Ave N:

A. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum front yard setback along Russell Ave N from 28.1 feet to four and ½ feet for the proposed structure.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum corner side yard setback along Plymouth Ave N from eight feet to zero feet for the proposed structure.

C. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a new four-story, multiple-family dwelling with 25 units, subject to the following conditions:

1. All site improvements shall be completed by December 5, 2024, 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. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. Unless exempt, all final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.
6. The length of compliance with the affordable housing premium shall be as required by the Unified Housing Policy.
7. The proposed stucco exterior material shall not be EIFS.
8. The applicant shall provide the minimum required of canopy trees and shrubs per section 530.160 of the zoning code.
9. The transformer shall be screened from view by the adjacent residential property to the south per section 535.70 of the zoning code.
10. All fences shall comply with the height, material, and location requirements in Chapter 535 of the zoning code.

[1254 Russell Ave N staff report](#)

Yea: Alper, Baxley, Cerrillo, Faiola, Ford, Marwah, Rainville, Olson

Nay: McGuire

Absent: Campbell

11. **817, 819, 821 & 825 West Broadway and 1828, 1830, 1832, 1836 & 1838 Bryant Ave N, Ward 5**
City Planner: [Hilary Dvorak](#), PLAN15547

A. Variance.

The application was withdrawn by the applicant.

[817 W Broadway Ave, et al staff report](#)

12. **1200 Marquette Ave, Ward 7**
City Planner: [Aaron Hanauer](#), PLAN15422

The City Planning Commission adopted staff findings for the applications by Albrecht Sign Company for the property located at 1200 Marquette Ave:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a 31 square foot dynamic sign, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. Approval of the final sign plans by the Department of Community Planning and Economic Development. All signage requires a separate permit from CPED.
3. The sign's message duration, luminance, and transition shall comply with the requirements outlined in Section 54280 – Dynamic signs.

[1200 Marquette Ave staff report](#)

Approved on consent.

13. **5009 Beard Ave S, Ward 13**
City Planner: [Peter Crandall](#), PLAN15559

The City Planning Commission adopted staff findings for the applications by Beard Manager, LLC for the properties located at 5009 Beard Ave S:

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property at 5009 Beard Ave S from the R1A and R2B Multiple Family Districts to the OR2 High-Density Office Residence District.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum rear yard requirement from 9 feet to 5 feet.

C. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum reverse corner front yard requirement along 50th St W from 15 feet to 12 feet.

D. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a new five-story mixed use building with 63 dwelling units and 1,500 square feet of commercial space, subject to the following conditions:

1. All site improvements shall be completed by December 5, 2024, 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. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.
5. Except as allowed by the affordable housing premium, all premiums shall be maintained for the life of the principal structure. The length of compliance with the affordable housing premium shall be as required by the Unified Housing Policy.
6. The applicant shall meet the requirements for a minor Travel Demand Management Plan.
7. The applicant shall screen all on-site mechanical equipment to meet the standards of chapter 535.

[5009 Beard Ave S staff report](#)

Yea: Alper, Baxley, Cerrillo, Faiola, Ford, Marwah, McGuire, Rainville, Olson

Nay: None

Absent: Campbell

14. 2100 E Lake St, Ward 9

City Planner: **[Lindsey Silas](#)**, PLAN15560

The City Planning Commission adopted staff findings for the application by Rick Ferraro for the property located at 2100 E Lake St:

A. Expansion of a Nonconforming Use.

Action: The City Planning Commission **approved** the expansion of a nonconforming use application for an expansion to the existing nonconforming pole sign, subject to the following conditions:

1. All site signage shall comply with the applicable standards in Chapter 543 of the zoning code.
2. The modifications to the sign shall not result in a sign that is taller than the existing sign.
3. The face of the new sign cabinet shall not be back-lit.

[2100 E Lake St staff report](#)

Approved on consent.

15. 4300-4312 Upton Ave S, Ward 13

City Planner: [Mei-Ling Smith](#), PLAN15521

The City Planning Commission adopted staff findings for the application by Katie Blaisdell for the properties located at 4300 and 4312 Upton Ave S:

A. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a 11,600 square foot addition to an existing commercial building located at 4300 and 4312 Upton Ave S, subject to the following conditions:

1. All site improvements shall be completed by December 5, 2024, 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. The project shall provide lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site, as consistent with the regulations in Chapter 535 and Chapter 541 of the zoning code.
3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. The first floor plan shall be revised to comply with the eight-foot maximum distance between the building and the lot line along 43rd St W to comply with Sections 530.110 and 551.110 of the zoning code.
6. The final plans shall meet the screening requirements for mechanical equipment screening per Chapter 535 of the zoning code, as applicable.
7. The final site and floor plans shall be revised to show compliance with the minimum bicycle parking requirements in Chapter 541 of the zoning code and a minimum of 70 percent ground floor active functions facing 43rd St W per Chapter 530.
8. The blank wall on the west elevation shall be eliminated using fenestration or projections and recesses in the building wall, in compliance with Section 530.120 of the zoning code.
9. The final plans shall include a plaza plan for the concrete patio that demonstrates compliance with the plaza standards listed in section 535.810 of the zoning code.

[4300 Upton Ave S staff report](#)

Yea: Alper, Baxley, McGuire, Olson

Nay: Cerrillo, Marwah, Rainville

Abstain: Faiola, Ford

Absent: Campbell

Addendum

16. **Approval of the 2023 City Planning Commission calendar**
This item was continued from the Nov 14, 2022 meeting.

[Draft 2023 CPC calendar](#)

Approved on consent.

Adjournment

The meeting adjourned at 8:33pm.