

Planning Commission Minutes

Regular Meeting
May 23, 2022 - 4:30 pm
Room 317, City Hall

Members Present: Alyssa Olson (President), Chloe McGuire (Vice-President), Becky Alper, Bill Baxley, Joseph Campbell, Tammy Faiola, and Keith Ford (Quorum: 5)

Members Absent: Aneesha Marwah (Secretary) and Michael Rainville

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action: Adopted

3. Acceptance of minutes

[May 9, 2022 Planning Commission](#)

Action: Accepted

Public Hearing

4. **2603-2621 Bloomington Avenue, Ward 9**
City Staff: [Mei-Ling Smith](#), PLAN13792

This item was continued from the May 9, 2022 meeting

A. Conditional Use Permit for a Planned Unit Development.

Action: The City Planning Commission **returned** the conditional use permit for a planned unit development

B. Site Plan Review.

Action: The City Planning Commission **returned** the site plan review application.

C. Preliminary/Final Registered Land Survey.

Action: The City Planning Commission **returned** the plat application.

[2603 Bloomington Ave Staff Report](#)

Returned on consent.

5. **3600 Hennepin Ave, Ward 10 (Adj. to 13)**

City Staff: [Lindsey Silas](#), PLAN14414

A. Amendment to the Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow an expansion to an existing cemetery, subject to the following condition:

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 new two-story welcome and administration building, subject to the following conditions:

1. All site improvements shall be completed by May 23, 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. The applicant shall submit a submit a photometric lighting plan demonstrating compliance with Chapter 535 and Chapter 541 of the zoning code. The lighting plan shall show that all walkways would be well-lit.
5. Final plans shall demonstrate compliance with the additional landscaping requirements in sections 530.180, 530.190, 530.200, and 530.210 of the zoning code.

[3600 Hennepin Ave Staff Report](#)

Approved on consent

6. **2933 Pleasant Ave, Ward 10**

City Staff: [Andrew Liska](#), PLAN14517

A. Rezoning.

Action: The City Planning Commission **continued** the petition to rezone the property at 2933 Pleasant Avenue S from the I2, Medium Industrial district to the C2, Neighborhood Corridor Commercial district and PO, Pedestrian Oriented Overlay district, retaining the BFC6 Corridor 6 Built Form Overlay district for one cycle, to the June 13, 2022 CPC meeting.

B. Conditional Use Permit.

Action: The City Planning Commission **continued** the conditional use permit to allow a shopping center in the C2 zoning district for one cycle, to the June 13, 2022 CPC meeting.

C. Site Plan Review.

Action: The City Planning Commission **continued** the site plan review for a new 6-story development for one cycle, to the June 13, 2022 CPC meeting.

[2933 Pleasant Ave S Staff Report](#)

Continued on consent.

7. **3756 West Bde Maka Ska Pkwy, Ward 13**

City Staff: [Shanna Sether](#), PLAN14486

A. Minor Subdivision.

Action: The City Planning Commission **approved** the application for a minor subdivision, subject to the following conditions:

1. The applicant shall provide a shared driveway accessing both properties and record an easement on each property.

[3756 W Bde Maka Ska Pkwy Staff Report](#)

Approved on consent.

8. **3001 and 3003 Hennepin Ave & 1301 and 1419 W Lake St, Ward 10 (Adj. to 7)**

City Staff: [Hilary Dvorak](#), PLAN14506

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow an addition to the existing 7 Points Planned Unit Development including 10,950 square feet of ground-level commercial space and 272 dwelling units, 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. As required by section 527.120 of the zoning code, the development shall comply with the standards for active liner uses as part of a parking garage, pedestrian improvements, reflective roof, decorative fencing, enhanced exterior lighting, pet exercise area, recycling storage area, and a water feature.
3. All strategy commitments listed in the approved Travel Demand Management Plan shall be met.

B. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow modifications and an addition to an existing shopping center, 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.

C. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a seven-story addition with 10,950 square feet of ground-level commercial space and 272 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by May 23, 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. All mechanical equipment that is located on the roof will need to meet the screening requirements of Chapter 535, Regulations of General Applicability.

[3001 Hennepin Ave Staff Report](#)

Approved on consent.

9. **Electric vehicle charging ordinance, All Wards**
This item was continued from the April 11, 2022 meeting

City Staff: [Joe Bernard](#)

Action: **Continued** the text amendment to the June 27, 2022, meeting of the City Planning Commission.

[Electric Vehicle Charging Ordinance Continuance Memo](#)

Continued on consent.

Announcements

10. Updates from staff.

Action: Received and filed

Adjournment

The meeting adjourned at 4:40 p.m.