

Planning Commission Minutes

Regular Meeting
June 13, 2022 - 4:30 pm
Room 317, City Hall

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

Members Absent: Keith Ford and Michael Rainville

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes
 1. [May 12, 2022 Planning Commission](#)
 2. [May 23, 2022 Planning Commission](#)

Action Taken: Accepted

Public Hearing

4. **323 10th Ave SE, Ward 3**
City Staff: [Aaron Hanauer](#), PLAN14456

The City Planning Commission adopted staff findings for the applications by Jay Ward of Ispiri Design Build for the property located at 323 10th Ave SE:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow for a building addition to a sorority in the R5/Multiple Family District, 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. To comply with Section 535.80 - Screening of refuse and recycling storage containers, refuse and recycling containers shall be screened with an enclosure.

3. To comply with Section 530.170. - Parking and loading landscaping and screening, screening shall be added to the western/northern property line near the offramp road to provide screening consisting of either a masonry wall, fence, berm or hedge or combination thereof that forms a screen three (3) feet in height and not less than sixty (60) percent opaque.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the established front yard setback from 32 feet to 17 feet.

C. Variance.

Action: The City Planning Commission **approved** the variance to reduce the northern interior side yard setback from 5 feet to 2 feet.

[323 10th Ave SE Staff Report](#)

Approved on consent.

5. **528 14th Ave SE; 524 14th Ave SE; 514 14th Ave SE; 1408 6th St SE; 1414 6th St SE; 1420 6th St SE; 1424 6th St SE; 1428 6th St SE; 517 15th Ave SE; 515 15th Ave SE, Ward 3**
City Staff: [Peter Crandall](#), PLAN14631

The City Planning Commission adopted staff findings for the applications by LCD Acquisitions for the properties located at 528 14th Ave SE; 524 14th Ave SE; 514 14th Ave SE; 1408 6th St SE; 1414 6th St SE; 1420 6th St SE; 1424 6th St SE; 1428 6th St SE; 517 15th Ave SE; 515 15th Ave SE:

A. Variance

Action: The City Planning Commission **approved** the variance to increase the maximum size of patios in the required front yard along 8th St SE.

B. Variance

Action: The City Planning Commission **approved** the variance to increase the maximum size of patios in the required corner side yard along 15th Ave SE.

C. Variance

Action: The City Planning Commission **approved** the variance to increase the maximum size of patios in the required corner side yard along 14th Ave SE.

D. Variance

Action: The City Planning Commission **approved** the variance to increase the maximum size of patios and walkways in the required rear yard.

E. Variance

Action: The City Planning Commission **approved** the variance to reduce the minimum setback for electrical transformers in the required corner side yard along 14th Ave SE from 8 feet to 5 feet.

F. Variance

Action: The variance to increase the maximum height of a fence in the rear yard from 6 feet to 8 feet was returned by the applicant.

Approval of the agenda acknowledges the return, and no further action is required of the Commission.

G. Site Plan Review

Action: The City Planning Commission **approved** the site plan review for a new 17-story residential building with 304 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by June 13th, 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. 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. 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.
7. The applicant shall meet the requirements for a major Travel Demand Management Plan.
8. The applicant shall screen all on site mechanical equipment to meet the standards of chapter 535.

[Standard Dinkytown Staff Report](#)

Approved on consent.

6. **3901 Chicago Ave, Ward 8**
City Staff: [Shanna Sether](#), PLAN14569

The City Planning Commission adopted staff findings for the applications by Trellis Co. for the property located at 3901 Chicago Ave:

A. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum number of long-term bicycle parking spaces accessed without stairs or an elevator from nine to zero.

B. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for the interior remodel of an existing structure to allow 21 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by June 13, 2023, 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. This project is subject to Inclusionary Zoning requirements unless it qualifies for an exemption. A fully executed Inclusionary Zoning Compliance Plan will be required before a commercial building permit will be issued.
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. All refuse and recycling storage containers provided on-site shall be screened per section 535.80 of the zoning code.
7. The applicant shall provide a minimum of one canopy tree, four ornamental trees, and 15 shrubs on the site, consistent with Section 530.160 of the zoning code.
8. The proposed 42-inch-tall fence shall be open and decorative, with ornamental fencing materials that are less than sixty (60) percent opaque.

[Calvary Apartments Staff Report](#)

Approved on time.

7. **3900 Elliot Ave, Ward 8**
City Staff: [Shanna Sether](#), PLAN14570

The City Planning Commission adopted staff findings for the applications by Trellis Co. for the property located at 3900 Elliot Ave:

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property located at 3900 Elliot Ave from R1A Multiple-Family District to R3 Multiple-Family District, retaining the BFI2 Interior 2 Built Form Overlay District.

B. Variance.

Action: The City Planning Commission **approved** the variance to increase the maximum lot area from 14,000 square feet to 15,558 square feet.

C. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum drive aisle from 22 feet to 10 feet.

D. Variance.

Action: The City Planning Commission **approved** the variance to increase the maximum impervious surface from 60% to 68%, subject to the following condition:

1. The applicant shall utilize pervious pavers in the proposed parking area, except where prohibited by section 54750 of the zoning code.

E. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a new two-story, 20-unit multiple-family dwelling, subject to the following conditions:

1. All site improvements shall be completed by June 13, 2023, 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. This project is subject to Inclusionary Zoning requirements unless it qualifies for an exemption. A fully executed Inclusionary Zoning Compliance Plan will be required before a commercial building permit will be issued.
5. The applicant shall provide a record of the removal of the existing easement at the southeast corner of the property or relocate the building outside of the existing easement at the southeast corner prior to the issuance of any building permits.

[Elliot Apartments Staff Report](#)

Approved on consent.

8. **2826 Girard Ave S, Ward 10**
City Staff: [Shanna Sether](#), PLAN14526

The City Planning Commission adopted staff findings for the application by Yellow Tree Corporation for the property located at 2826 Girard Ave S:

A. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum north interior side yard setback from five feet to 4.4 feet for an existing transformer and to 4.9 feet for an existing electric meter.

[2826 Girard Ave S Staff Report](#)

Approved on consent.

9. **2933 Pleasant Ave, Ward 10**
City Staff: [Andrew Liska](#), PLAN14517

This item was continued from the May 23, 2022 meeting

The City Planning Commission adopted staff findings for the applications by Brian Houwman for the property located at 2933 Pleasant Ave:

A. Rezoning.

Action: The City Planning Commission recommends that the City Council **approve** the petition to rezone the property 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.

B. Conditional Use Permit.

Action: The conditional use permit to allow a shopping center was **returned**.

Approval of the agenda acknowledges the return, and no further action is required of the Commission.

C. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a new 6-story development, 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. Proof of filing of the shared loading facilities document with Hennepin County shall be provided to the City following the recording.
4. All refuse and mechanical shall be screened from adjacent properties.
5. No blank walls more than 25 feet in length are permitted.
6. The premiums allowing the increased floor area ratio increase shall remain.
7. All lighting shall comply with Chapter 535 and Chapter 541.
8. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.

[2933 Pleasant Ave Staff Report](#)

Approved on consent.

Adjournment

The meeting adjourned at 4:39pm.