

Planning Commission Minutes

Regular Meeting
July 18, 2022 - 4:30 pm
Room 317, City Hall

Members Present: Alyssa Olson (President), Aneesha Marwah (Secretary), Becky Alper, Bill Baxley, Tammy Faiola, and Michael Rainville (Quorum: 5)

Members Absent: Chloe McGuire (Vice-President), Joseph Campbell, and Keith Ford

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes

[Jun 27, 2022 Planning Commission](#)

Action Taken: Accepted

Public Hearing

4. **723, 727, and 731 27th St E, Ward 6**
City Staff: [Aaron Hanauer](#), PLAN14285

The City Planning Commission adopted staff findings for the applications by DJR Architecture for the properties located at 723-727 27th St E:

A. Site Plan Review

Action: The City Planning Commission **approved** the site plan review for a new 27-unit apartment building, subject to the following conditions:

1. All site improvements shall be completed by July 18, 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. 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.

[723-731 27th St E Staff Report](#)

Approved on consent.

5. **3554 Girard Ave S, Ward 10/13**
City Staff: [Andrew Frenz](#), PLAN14728

A. Comprehensive Plan Amendment.

Action: The City Planning Commission **continued** the comprehensive plan amendment to amend the built form guidance and map in *Minneapolis 2040*, for the property located at 3554 Girard Ave S, from Interior 2 to Corridor 4 **to the August 1st, 2022, City Planning Commission meeting.**

[3554 Girard Ave S Staff Report](#)

Continued on consent.

6. **1823, 1827, 1831, 1835 and 1839 Bryant Ave N, Ward 5**
City Staff: [Hilary Dvorak](#), PLAN14681

A. Comprehensive Plan Amendment.

Action: The City Planning Commission **continued** the comprehensive plan amendment to amend the built form designation from Interior 3 to Corridor 6 **to the August 1, 2022, City Planning Commission meeting.**

[1823-1839 Bryant Ave N Staff Report](#)

Continued on consent.

Announcements

7. Updates

Action Taken: Received and filed

Adjournment

The meeting adjourned at 4:41pm.