

# Planning Commission Minutes

Regular Meeting  
August 15, 2022 - 4:30 pm  
Room 317, City Hall

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

**Members Absent:** Aneesha Marwah (Secretary) and Becky Alper

**Staff :** Rachel Blanford

## Call To Order

1. Roll Call.

### Quorum Present

2. Adoption of the agenda.

### Action Taken: Adopted

3. Acceptance of minutes

[Aug 1, 2022 Planning Commission](#)

### Action Taken: Accepted

## Public Hearing

4. **900, 910 and 912 3rd St S, Ward 3**  
**City Staff:** [Aaron Hanauer](#), PLAN14830

The City Planning Commission adopted staff findings for the applications by Red Lake Nation College Without Borders LLC for the properties located at 900, 910, and 912 3rd St S:

### A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow for an expansion to a college campus in the B4N Downtown Neighborhood 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.

## **B. Site Plan Review.**

Action: The City Planning Commission **approved** the site plan review to allow for a 9,312 square foot, three-story addition to a college campus, subject to the following conditions:

1. All site improvements shall be completed by August 15, 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. As a condition of approval and with permission of the city engineer if located in the public right-of-way, a minimum of 12 of the bike parking spaces shall be located in a convenient and visible area within fifty (50) feet of a principal entrance in order to comply with Section 541.320. - Bicycle parking requirements.
6. Mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements.

### [900 3rd St S Staff Report](#)

#### **Approved on consent.**

5. **2115 Snelling Ave and 1912 22nd St E, Ward 6**  
City Staff: [Aaron Hanauer](#), PLAN14967

The City Planning Commission adopted staff findings for the applications by Pope Design Group for the properties located at 1912 22nd St E and 2115 Snelling Ave:

#### **A. Conditional Use Permit.**

Action: The City Planning Commission **approved** the conditional use permit to allow for a 39-unit residential development in the IL Industrial Living Overlay 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.

#### **B. Variance.**

Action: The City Planning Commission **approved** the variance of the PO Pedestrian Oriented Overly District standards to allow the building to be placed more than 8 feet from the front property line.

### **C. Site Plan Review.**

Action: The City Planning Commission **approved** the site plan review to allow for the construction of a 39-unit apartment building, subject to the following conditions:

1. All site improvements shall be completed by August 15, 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.

[1912 22nd St E Staff Report](#)

**Approved on consent.**

### **Announcements**

#### **6. Updates**

**Action Taken: Received and filed**

### **Adjournment**

**The meeting adjourned at 4:41pm.**