

Planning Commission Minutes

Regular Meeting

September 6, 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 Michael Rainville (Quorum: 5)

Members Absent: Aneesha Marwah (Secretary) 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

[Aug 15, 2022 Planning Commission](#)

Action Taken: Accepted

Public Hearing

4. **3001 Broadway St NE, Ward 1**
City Staff: [Shanna Sether](#), PLAN15153

The City Planning Commission adopted staff findings for the application by Albrecht Sign Company for the property located at 3001 Broadway Street NE:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to increase the maximum height of a wall sign from 28 feet to 95 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.

[3001 Broadway St NE Staff Report](#)

Approved on consent.

5. **2318 Johnson St NE, Ward 1**

City Staff: [Peter Crandall](#), PLAN15123

The City Planning Commission adopted staff findings for the applications by Eric Ollestad for the properties located at 2318 Johnson Street NE:

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property at 2318 Johnson St NE from the R1A District to the R4 District.

Yea: Alper, Baxley, Campbell, Faiola, McGuire, Rainville, Olson

Nay: None

B. Variance.

Action: The City Planning Commission **denied** the variance to reduce the minimum established front yard from 19 feet four inches to 18 feet three inches, and recommends that the applicant work with staff to find a solution that fits within the code.

Yea: Baxley, Campbell, McGuire, Olson

Nay: Alper, Rainville

Abstain: Faiola

C. Variance.

Action: The City Planning Commission **denied** the variance to the parking area design standards to allow four parking spaces in the public alley.

Yea: Alper, Baxley, Campbell, Faiola, McGuire, Rainville, Olson

Nay: None

D. Site Plan Review.

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

1. All site improvements shall be completed by September 6th, 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. Any on site mechanical equipment shall be screened to meet the standards of chapter 535 of the zoning code.
4. The applicant shall implement concrete wheel stops on the proposed surface parking stalls.
5. ~~The applicant shall modify the proposed parking to no more than three accessory surface parking stalls in order to comply with the requirements of section 541.730 of the zoning code.~~

6. The applicant shall modify the building placement to meet all minimum yard requirements.
7. The applicant shall modify the proposed sidewalk to meet the minimum standards of chapter 530.

Yea: Alper, Baxley, Campbell, Faiola, McGuire, Rainville, Olson

Nay: None

[2318 Johnson St NE Staff Report](#)

[2318 Johnson St NE Presentation](#)

6. **1717 Central Ave NE, Ward 1**

City Staff: [Peter Crandall](#), PLAN15182

The City Planning Commission adopt staff findings for the applications by AJ 1717 II LLC – Abubakar Jibril for the properties located at 1717 Central Avenue NE:

A. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a new five-story mixed use building with 86 dwelling units and 8,413 square feet of commercial space, subject to the following conditions:

1. All site improvements shall be completed by September 6th, 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 on-site mechanical equipment shall be screened to meet the minimum standards of 535.
5. The applicant shall modify the proposed landscaping plan by providing seven canopy trees to meet the minimum standards for general landscaping in Section 530.160 of the zoning code.
6. 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.
7. The applicant shall meet the requirements for a minor Travel Demand Management Plan.

[1717 Central Ave Staff Report](#)

Approved on consent.

7. **1832 and 1838 Dupont Ave N, Ward 5**

City Staff: [Hilary Dvorak](#), PLAN14597

The City Planning Commission adopted staff findings for the applications by 927 Building LLC for the properties located at 1832 and 1838 Dupont Avenue N:

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property located at 1832 Dupont Avenue North from the R2B Multiple-Family District to the R4 Multiple-Family District, retaining the BF13 Interior 3 Built Form Overlay district.

B. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property located at 1832 Dupont Avenue North by adding the TP Transitional Parking Overlay District.

C. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a 24-space surface parking lot, 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. The parking lot shall be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m., except as specifically authorized by the conditional use permit.
3. The parking lot shall at no time be used for outdoor sales, display or storage.

D. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a freestanding solar energy system, 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.

E. Variance.

Action: The City Planning Commission **approved** the variance of the TP Transitional Parking Overlay District standard requiring the parking lot to be adjacent to the lot it serves.

F. Variance.

Action: The City Planning Commission **approved** the variance of the TP Transitional Parking Overlay District standard that prohibits commercial vehicles from parking in the surface parking lot.

G. Variance.

Action: The City Planning Commission **approved** the variance to reduce the front yard setback from 21 feet to 0 feet for a plaza.

H. Variance.

Action: The City Planning Commission **approved** the variance to reduce the north interior side yard setback from 5 feet to 0 feet to allow a trash and recycling enclosure.

I. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a 24-space surface parking lot, subject to the following conditions:

1. All site improvements shall be completed by September 6, 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.

[1832-1838 Dupont Ave N Staff Report](#)

Approved on consent.

8. 210 Lake St E, Ward 6 (Borders Ward 9)

City Staff: [Andrew Frenz](#), PLAN14022

The City Planning Commission adopted staff findings for the applications by Vicky Warfield for the property located at 210 Lake Street East:

A. Expansion of a Nonconforming Use.

Action: The City Planning Commission **approved** the expansion of a nonconforming use to allow an addition and remodel to a fast food restaurant in the C2 Neighborhood Corridor Commercial District, subject to the following conditions:

1. All site improvements shall be completed by September 6, 2024, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
2. CPED staff shall review and approve the final site, landscape, floor, and elevation plans before permits may be issued.

Yea: Alper, Baxley, Campbell, Faiola, McGuire, Rainville, Olson

Nay: None

B. Conditional Use Permit.

Action: Notwithstanding staff recommendation, the City Planning Commission **approved** the conditional use permit to allow a dynamic sign in the C2 Neighborhood Corridor Commercial District, based on the following findings:

1. Finding #2: The proposed dynamic sign would not be injurious to the use or enjoyment of nearby property. Compared to the existing sign, the proposed sign will be smaller in size, have less illumination, and include automatic dimming to decrease brightness at night, and would as a result have a decreased impact on adjacent residential property. Additional mitigating factors include the installation of a new privacy fence along the north property line and the fact that the proposed sign would be viewed in the context of other light sources associated with commercial uses including parking lot light posts and vehicle headlights.
2. Finding #5: The proposed variance is consistent with several action steps under policy 58 in the comprehensive plan which direct the City to support reinvestment in existing businesses to minimize business displacement.
3. Finding #6: With the approval of the requested land use applications, the proposed project would comply with all applicable ordinances.

Yea: Baxley, Campbell, Faiola, Rainville

Nay: Alper, McGuire, Olson

C. Variance.

Action: Notwithstanding staff recommendation, the City Planning Commission **approved** the variance to the standards for dynamic signs to reduce the minimum distance from a residential property line and to reduce the minimum duration of static display, based on the following findings:

1. Finding #2: The proposed variance is reasonable and in keeping with the intent of the ordinance and the comprehensive plan. The proposed variance would allow for a new sign which would decrease impacts on adjacent residential property compared to existing conditions. The proposed variance is consistent with several action steps under policy 58 in the comprehensive plan which direct the City to support reinvestment in existing businesses to minimize business displacement.
2. Finding #3: The proposed variance would not have a negative impact on the character of the area, the use or enjoyment of nearby property, or public health and safety. Compared to the existing sign, the proposed sign will be smaller in size, have less illumination, and include automatic dimming to decrease brightness at night, and would as a result have a decreased impact on adjacent residential property. Additional mitigating factors include the installation of a new privacy fence along the north property line and the fact that the proposed sign would be viewed in the context of other light sources associated with commercial uses including parking lot light posts and vehicle headlights.

Yea: Baxley, Campbell, Faiola, Rainville

Nay: Alper, McGuire, Olson

[210 Lake St E Staff Report](#)

[210 Lake St E Presentations](#)

9. **1111 3rd Ave S / 330 S 12th St, Ward 7**

City Staff: [Hilary Dvorak](#), PLAN15079

The City Planning Commission adopted staff findings for the applications by 1111 Partners, LLC for the property located at 1111 3rd Avenue S/330 South 12th Street:

A. Variance.

Action: The City Planning Commission **approved** the variance to increase the maximum off-street parking requirement for a police station from 36 spaces to 222 spaces.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the off-street loading requirement for a hotel from 3 large spaces to 3 small spaces.

C. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review to convert the existing building to a hotel and a police station, subject to the following conditions:

1. All site improvements shall be completed by September 6, 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, On-Premise Signs of the zoning code. All signage requires a separate permit from CPED.
4. The applicant shall meet the requirements for a discretionary Travel Demand Management Plan.
5. If new mechanical equipment is located on the site or building rooftop, it shall be screened per the requirements of Chapter 535, Regulations of General Applicability.
6. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.
7. There shall be a five-foot wide landscaped yard located along South 12th Street. The landscaped yard shall contain landscaping that grows to a mature height of at least three feet as required per section 530.170 of the zoning code.
8. Three additional trees shall be planted around the perimeter of the surface parking lot, for a total of five trees, as required per section 530.170 of the zoning code.
9. The corner of the parking lot shall be landscaped as required per section 530.170 of the zoning code.
10. All parking spaces shall be located within 50 feet of an on-site deciduous tree, as required per section 530.170 of the zoning code.
11. The applicant shall comply with section 530.170 with regards to the installation and maintenance of landscape materials.

Yea: Alper, Baxley, Campbell, Faiola, McGuire, Rainville, Olson

Nay: None

[1111 3rd Ave S Staff Report](#)

10. **2800, 2802, 2840 & 2850 N Wayzata Blvd, Ward 7**

City Staff: [Andrew Frenz](#), PLAN15169

The City Planning Commission adopted staff findings for the application by Theodore WOTW, LP for the properties located at 2800, 2802, 2840, and 2850 North Wayzata Boulevard:

A. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for an addition to an existing building and 12 new buildings containing a total of 357 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by August 16, 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 elevation plans before revised building permits may be issued.

[2800 N Wayzata Blvd Staff Report - Part 1 of 6](#)

[2800 N Wayzata Blvd Staff Report - Part 2 of 6](#)

[2800 N Wayzata Blvd Staff Report - Part 3 of 6](#)

[2800 N Wayzata Blvd Staff Report - Part 4 of 6](#)

[2800 N Wayzata Blvd Staff Report - Part 5 of 6](#)

[2800 N Wayzata Blvd Staff Report - Part 6 of 6](#)

Approved on consent.

11. **1201 E Lake St (Ward 9)**

City Staff: [Mei-Ling Smith](#), PLAN14908

The City Planning Commission adopted staff findings for the application by Abdirahman Abdi of Blue Horn Properties LLC for the property located at 1201 East Lake Street:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a reception or meeting hall in an existing building, subject to the following conditions:

1. All site improvements shall be completed by September 6, 2024, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. 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.
3. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.

4. The final plans shall be revised to specify the height and material of the proposed trash enclosure to demonstrate compliance with sections 535.80, 535.420, and 535.430 of the zoning code, as applicable.
5. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
6. The final landscaping plan shall be revised so that the proposed shrubs or other screening materials along Lake St E and 12th Ave S shall not exceed 3 feet at maturity, one additional canopy tree shall be planted in the northeast corner of the Lake St E parking lot, and the tree species in the landscaped area fronting the 12th Ave S parking area shall be labeled as such.
7. The final site and landscaping plans shall be revised to extend the width of the landscaped area in the northeast corner of the parking lot facing Lake St E where a painted access aisle is currently proposed. A canopy tree shall also be planted in this location.
8. The project shall provide lighting 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, in compliance with the maximum footcandle requirements per section 535.590 (b) of the zoning code.
9. The project shall comply with the requirements for a Major Travel Demand Management Plan.

[1201 E Lake St Staff Report](#)

Approved on consent.

12. 1924 26th St E, Ward 9 (Border's Ward 2)

City Staff: [Aaron Hanauer](#), PLAN15095

The City Planning Commission adopted staff findings for the application by Little Earth Residents Association for the properties located at 1924 26th Street E:

A. Comprehensive Plan Amendment.

Action: The City Planning Commission **approved** the comprehensive plan amendment to amend the future land use guidance in *Minneapolis 2040*, for the property located at 1924 26th St E from Urban Neighborhood to Production Mixed Use.

[1924 E 26th St Staff Report](#)

Approved on consent.

13. **3238 Girard Ave S, Ward 10**

City Staff: [Peter Crandall](#), PLAN15191

The City Planning Commission adopted staff findings for the applications by Josh Mentzel for the properties located at 3238 Girard Avenue S:

A. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum south interior side yard for an existing electrical transformer from 5 feet to 2.8 feet.

[3238 Girard Ave S Staff Report](#)

Approved on consent.

14. **2815-2821 W 44th St, Ward 13**

City Staff: [Mei-Ling Smith](#), PLAN14781

The City Planning Commission adopted staff findings for the applications by Neighbors by the Lake, LLC for the properties located at 2815, 2817, and 2821 44th Street W:

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the properties located at 2815, 2817, and 2821 44th St W from the R2B Multiple-Family District to the R4 Multiple-Family District, retaining the BFC3 Corridor 3 Built Form Overlay District on all parcels and the SH Shoreland Overlay District on the 2815 44th St W parcel.

B. Site Plan Review.

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

1. All site improvements shall be completed by September 6, 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. The lighting plan shall comply with the maximum footcandle requirements per section 535.590 (b) 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 final floor plans shall be revised to show the number of bicycle parking spaces on the floor plans.
6. The final plans shall be revised to demonstrate compliance with the mechanical equipment screening requirements per section 535.70 of the zoning code, to

demonstrate that the proposed dog run has been eliminated or will comply with the standards in section 537.110 of the zoning code, and to include no fewer than four (4) on-site canopy trees.

7. All premiums shall be maintained for the life of the principal structure.
8. Per the requirements for the environmental sustainability premium, a certified architect shall submit an evaluation demonstrating that the development achieves the Minnesota Sustainable Building 2030 (SB 2030) 2010-2014 Energy Standard, a sixty (60) percent energy/carbon reduction from the 2003 Average Building Baseline. Building utility energy and water information shall be submitted annually as part of the Minneapolis Energy Benchmarking program.
9. Per the requirements for the enclosed parking premium, all off-street parking on the zoning lot, other than temporary drop-off and pick-up spaces, shall be located within the building, entirely below grade, or in a parking garage of at least 2 levels. All drive aisles that facilitate maneuvering into and out of parking spaces shall be located within the structure.

[2815 44th St W Staff Report](#)

[2815 44th St W Presentation](#)

Yea: Alper, Baxley, Campbell, McGuire, Rainville, Olson

Nay: None

Abstain: Faiola

15. **Electric Vehicle Charging Ordinance, All Wards**

This item was continued from the April 11, 2022; May 23, 2022; June 27, 2022; and August 1, 2022 meetings.

City Staff: [Joe Bernard](#)

The City Planning Commission adopted staff findings to amend Title 20 of the Minneapolis Code of Ordinances, as follows, and further recommends that Chapter 520 be returned to the author:

A. Text amendment to amend regulations related to electric vehicle charging infrastructure in new development to implement policies of Minneapolis 2040.

Action: The City Planning Commission recommended that the City Council **approve** the text amendment to amend regulations related to electric vehicle charging infrastructure in new development to implement policies of Minneapolis 2040, and further recommends that Chapter 520 be returned to the author.

Chapter 527 related to the Zoning Code: *Planned Unit Development*

Chapter 530 related to the Zoning Code: *Site Plan Review*

Chapter 541 related to the Zoning Code: *Off-Street Parking, Loading, and Mobility*

Chapter 552 related to the Zoning Code: *Built Form Overlay Districts*

[Electrical Vehicle Charging Ordinance Staff Report](#)

Approved on consent.

Announcements

16. Updates

No action taken

Adjournment

The meeting adjourned at 7:20 pm.