

Planning Commission Minutes

Regular Meeting

September 19, 2022 - 4:30 pm

Room 317, City Hall

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

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

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes

[Sep 6, 2022 Planning Commission](#)

Action Taken: Accepted

Public Hearing

4. **1500 Jackson St NE, Ward 1**
City Staff: [Peter Crandall](#), PLAN15274

The Planning Commission adopted staff findings for the application by Becky Carlson-St. Clair for the properties located at 1500 Jackson St NE:

A. Preliminary and Final Plat.

Action: The City Planning Commission **approved** the application for a Preliminary and Final Plat.

[1500 Jackson St NE Staff Report](#)

Approved on consent.

5. **601 5th St SE, Ward 3**
City Staff: [Andrew Frenz](#), PLAN15239

The Planning Commission adopted staff findings for the applications by Leo and Jody Vander Broek for the property located at 601 5th St SE:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a cluster development consisting of an existing two-family dwelling and a new single-family dwelling in the R2B 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. A minimum of three of the provided long-term bicycle parking spaces shall be provided in a configuration other than wall-mounted racks that require a user to lift a bicycle into place.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the front yard setback adjacent to 5th Street SE from 22.9 feet to 22 feet.

[601 5th St SE Staff Report](#)

Yea: Alper, Baxley, Faiola, Ford, Marwah, Olson

Nay: Rainville

Absent: Campbell, McGuire

6. Public Alley between 6th Avenue North and 7th Avenue North, adjacent to 601 Washington Ave N, Ward 3

City Staff: [Andrew Frenz](#), VAC-1765

The Planning Commission adopted staff findings for the application by North Loop Partners, LP, subject to the retention of easements by Xcel Energy and Comcast:

A. Vacation.

Action: The City Planning Commission **approved** the vacation of the public alley between 6th Avenue North and 7th Avenue North adjacent to 601 Washington Ave N.

[Vacation of a public alley adjacent to 601 Washington Ave N - Staff Report](#)

Approved on consent.

7. 1800 and 1826 Emerson Ave N, Ward 5

City Staff: [Hilary Dvorak](#), PLAN15086

The Planning Commission adopted staff findings for the applications by Emerson Village LLC, c/o Beacon Interfaith Housing Collaborative for the properties located at 1800 and 1826 Emerson Ave N:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a 40-unit residential building, 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 underground parking and outdoor children's play area totaling a minimum of 15 points.

B. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a four-story, 40-unit residential building, subject to the following conditions:

1. All site improvements shall be completed by September 19, 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.

C. Preliminary and Final Plat.

Action: The City Planning Commission **approved** the application for a preliminary and final plat.

[1800-1826 Emerson Ave N Staff Report](#)

Approved on consent.

8. **1518 Chestnut Ave W & 99 16th St N, Ward 5**
City Staff: [Mei-Ling Smith](#), PLAN15097

The Planning Commission adopted staff findings for the applications by Carl Koepcke on behalf of Xcel Energy Services for the properties located at 1518 Chestnut Ave W and 99 16th St N:

A. Expansion or Alteration of a Nonconforming Use.

Action: The City Planning Commission **approved** the expansion or alteration of a nonconforming use application to allow modifications to a medium industrial use in the I1 Light Industrial District.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum floor area ratio in the BFT10 Transit 10 Built Form District from 1.0 to 0.69.

C. Variance.

Action: The City Planning Commission **approved** the variance of the enclosed building requirement to expand the outdoor storage area, subject to the following conditions:

1. The outdoor storage areas shall be used for equipment storage only.

D. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review to allow a three-story addition to an existing building and the construction of a new, four-story building, subject to the following conditions:

1. All site improvements shall be completed by September 19, 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 final floor plans shall be revised to demonstrate that no fewer than five (5) bicycle parking spaces are provided which meet the requirements for long-term bicycle parking, and of which at least two (2) long-term spaces do not require stairs or elevators for access, per section 541.320 of the zoning code.
5. The applicant shall work with staff to incorporate at least one (1) canopy tree near the eastern portion of the Annex parking area.
6. The applicant shall revise the final landscaping plans to show at least one (1) canopy tree between the south parking area and the public street along 15th St N.

[1518 Chestnut Ave W Staff Report](#)

Approved on consent.

9. **3001 and 3003 Hennepin Ave & 1301 and 1409 W Lake St, Ward 10/7**
City Staff: [Hilary Dvorak](#), PLAN15293

The Planning Commission adopted staff findings for the application by NP Uptown, LLC for the properties located at 3001 and 3003 Hennepin Avenue and 1301 and 1409 W Lake St:

A. Preliminary Plat.

Action: The City Planning Commission **approved** the application for a preliminary plat.

[3001 Hennepin Ave Staff Report](#)

Approved on consent.

10. **4352 Zenith Ave S, Ward 13**
City Staff: [Hilary Dvorak](#), PLAN15213

The Department of Community Planning and Economic Development (CPED) recommends that the City Planning Commission and/or City Council adopt staff findings for the applications by Ryan Hanson for the property located at 4352 Zenith Ave S:

A. Rezoning.

Action: The petition to rezone from the R2B Multiple-family District to the R3 Multiple-family District, retaining the BFC3 Corridor 3 Built Form Overlay District, was **continued to the meeting on Monday, October 3, 2022.**

B. Variance.

Action: The variance to reduce the established front yard setback was **continued to the meeting on Monday, October 3, 2022.**

C. Variance.

Action: The variance to reduce the required south interior side yard setback from seven feet to three feet for a deck was **continued to the meeting on Monday, October 3, 2022.**

D. Site Plan Review.

Action: The site plan review for a four-unit residential building was **continued to the meeting on Monday, October 3, 2022.**

[4352 Zenith Ave S Staff Report](#)

Yea: Baxley, Faiola, Ford, Rainville

Nay: Alper, Marwah, Olson

Absent: Campbell, McGuire

Announcements

11. Updates

Action Taken: Received and filed

Adjournment

The meeting adjourned at 6:38 p.m.