

Planning Commission Minutes

Regular Meeting
October 17, 2022 - 4:30 pm
Room 317, City Hall

Members Present: Alyssa Olson (President), Becky Alper, Bill Baxley, Joseph Campbell, Adriana Cerrillo, Tammy Faiola, and Michael Rainville (Quorum: 5)

Members Absent: Chloe McGuire (Vice-President), Keith Ford, and Aneesha Marwah

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes

[Oct 3, 2022 Planning Commission](#)

Action Taken: Accepted

Public Hearing

4. **150 26th Ave SE, Ward 2**
City Staff: [Peter Crandall](#), PLAN15314

The City Planning Commission adopted staff findings for the applications by Jim Schloemer for the properties located at 150 26th Ave SE:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow modifications to a previously approved Planned Unit Development, converting 62,000 square feet of commercial space to 27 additional dwelling units, 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. All required amenities shall be constructed with the first phase of the project and maintained for the as long the use is established, as required in Section 527.100 of the zoning code.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum bicycle parking requirement.

C. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for the addition of 27 new dwelling units to an existing structure, subject to the following conditions:

1. All site improvements shall be completed by October 17th, 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 applicant shall implement at least one small loading space on site.

[150th Ave SE Staff Report](#)

Approved on consent.

5. **613 and 623 Van Buren St NE, Ward 3**

City Staff: [Andrew Frenz](#), PLAN15304

The City Planning Commission adopted staff findings for the applications by Deep Housing, LLC for the properties located at 613 Van Buren Street Northeast and 623 Van Buren Street Northeast:

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the properties located at 613 Van Buren Street Northeast and 623 Van Buren Street Northeast from the R1A Multiple-Family District to the R3 Multiple-Family District, retaining the BFC6 Corridor 6 Built Form Overlay District.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the required front yard setback adjacent to Van Buren Street Northeast from 28.9 feet to 15 feet.

C. Variance.

Action: The City Planning Commission **approved** the variance to reduce the required front yard setback adjacent to Central Avenue Northeast from 15 feet to 5.3 feet.

D. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a new six-story multiple-family dwelling containing 64 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by October 17, 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 applicant shall prepare and submit a lighting plan demonstrating compliance with MCO 535.590.
5. 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. 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 minor Travel Demand Management Plan.

[613-623 Van Buren St NE Staff Report](#)

Yea: Alper, Baxley, Campbell, Cerrillo, Olson

Nay: None

Abstain: Faiola, Rainville

Absent: Ford, Marwah, McGuire

6. **3800 1st St N, 2 36th Ave N, 51 36th Ave N, 51 34th Ave N, 3360 1st St N, 3700 Washington Ave N, 3648 Washington Ave N, 3701 Washington Ave N and 3639 Washington Ave N, Ward 4 Adj. to 1**
City Staff: [Hilary Dvorak](#), PLAN15377

The City Planning Commission adopted staff findings for the applications by the City of Minneapolis, Department of Community Planning and Economic Development, for the properties located at 3800 1st St N, 2 36th Ave N, 51 36th Ave N, 51 34th Ave N, 3360 1st St N, 3700 Washington Ave N, 3648 Washington Ave N, 3701 Washington Ave N, and 3639 Washington Ave N:

A. Preliminary and Final plat.

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

B. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone a portion of 3800 1st Street North (Parcel 1a, to be created Lot 1, Block 1, UPPER HARBOR REDEVELOPMENT) from I3, General Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.

C. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone a portion of 3800 1st Street North (Parcel 1b, to be created Lot 2, Block 1, UPPER HARBOR REDEVELOPMENT) from I3, General Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.

D. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone a portion of 3800 1st Street North, a portion of 2 36th Avenue North, a portion of 51 36th Avenue North, a portion of 51 34th Avenue North, and a portion of 3360 1st Street North (Parcel 2, to be created Lot 3, Block 1, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District and I3, General Industrial District to C1, Neighborhood Commercial District, retaining the BFPA Parks Built Form Overlay District, the SH, Shoreland Overlay District, the FP Floodplain Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.

E. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone a portion of 2 36th Avenue North and 51 36th Avenue North (Parcel 3, to be created Lot 4, Block 1, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District and I3, General Industrial District to I1, Light Industrial District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.

F. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone a portion of 51 36th Avenue North (Parcel 4, to be created Lot 5, Block 1, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District to I1, Light Industrial District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.

G. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone a portion of 51 34th Avenue North and a portion of 3360 North 1st Street (Parcel 5, to be created Lot 6, Block 1, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District to I1, Light Industrial District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.

H. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone a portion of 3700 Washington Avenue North (Parcel 6a, to be created Lot 1, Block 2, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.

I. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone a portion of 3700 Washington Avenue North and all of 3648 Washington Avenue North (Parcel 6b, to be created Lot 2, Block 2, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial district to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.

J. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone 3701 Washington Avenue North (Parcel 7a, to be created Lot 1, Block 3, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District.

K. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone 3639 Washington Avenue North (Parcel 7b, to be created Lot 2, Block 3, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District.

[Upper Harbor Terminal Staff Report](#)

Approved on consent.

7. 2309 Plymouth Ave N, Ward 5

City Staff: [Shanna Sether](#), PLAN15228

The City Planning Commission accepted the withdrawal for the applications by Collage Architecture for the property located at 2309 Plymouth Ave N:

A. Variance.

Action: The City Planning Commission **returned** the variance to reduce the minimum front yard setback along Queen Ave N from 35 feet to three feet for the proposed structure and to zero feet for the walkway.

B. Variance.

Action: The City Planning Commission **returned** the variance to reduce the minimum front yard setback along Queen Ave N from 35 feet to three feet for the proposed transformer.

C. Variance.

Action: The City Planning Commission **returned** the variance to reduce the minimum corner side yard setback along Plymouth Ave N from eight feet to one foot.

D. Variance.

Action: The City Planning Commission **returned** the variance to reduce the minimum rear yard setback from five feet to four feet 10 inches for the proposed structure and to one foot for the proposed overhang.

E. Variance.

Action: The City Planning Commission **returned** the variance to increase the maximum lot coverage percentage from 70% to 77.1%.

F. Site Plan Review.

Action: The City Planning Commission **returned** the site plan review for a new four-story, multiple-family dwelling with 36 dwelling units.

[2309 Plymouth Ave N Staff Report](#)

The application was returned on a voice vote.

8. **1254 Russell Ave N, Ward 5**
City Planner: [Shanna Sether](#), PLAN15229

The City Planning Commission accepted the withdrawal for the applications by Collage Architecture for the property located at 1254 Russell Ave N:

A. Variance.

Action: The City Planning Commission **returned** the variance to reduce the minimum front yard setback along Russell Ave N from 28.1 feet to 4.5 feet for the proposed structure.

B. Variance.

Action: The City Planning Commission **returned** the variance to reduce the minimum front yard setback along Russell Ave N from 28.1 feet to three feet for the proposed transformer.

C. Variance.

Action: The City Planning Commission **returned** the variance to reduce the minimum corner side yard setback along Plymouth Ave N from eight feet to zero feet.

D. Variance.

Action: The City Planning Commission **returned** the variance to reduce the minimum rear yard setback from five feet to two feet for the proposed structure.

E. Variance.

Action: The City Planning Commission **returned** the variance to increase the maximum lot coverage percentage from 70% to 74%.

F. Site Plan Review.

Action: The City Planning Commission **returned** the site plan review for a new four-story multiple-family dwelling with 27 dwelling units.

[1254 Russell Ave N Staff Report](#)

The application was returned on a voice vote.

Consent

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

The City 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 West Lake Street:

A. Final Plat.

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

[3001 Hennepin Ave Staff Report](#)

Action Taken: Approved

Unfinished Business

10. **4352 Zenith Ave S, Ward 13**
This item was continued from the meetings on Oct 3, 2022, and Sep 19, 2022.
City Staff: [Hilary Dvorak](#), PLAN15213

A. Rezoning.

Action: The City Planning Commission **continued** 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, **to the November 1, 2022, City Planning Commission hearing.**

B. Variance.

Action: The City Planning Commission **continued** the variance to reduce the established front yard setback from 32.4 feet to 30 feet for the building and to 26 feet for the awning and **continued** the variance to reduce the established front yard setback from 32.4 feet to 10.5 feet for the decks, **to the November 1, 2022, City Planning Commission hearing.**

C. Variance.

Action: The City Planning Commission **continued** the variance to reduce the required south interior side yard setback from seven feet to three feet for a deck, **to the November 1, 2022, City Planning Commission hearing.**

D. Site Plan Review.

Action: The City Planning Commission **continued** the site plan review for a four-unit residential building, **to the November 1, 2022, City Planning Commission hearing.**

[4352 Zenith Ave S Staff Report](#)

Announcements

11. Updates

Action Taken: No action taken

Adjournment

The meeting adjourned at 5:38pm.