

# Planning Commission Minutes

Regular Meeting  
November 14, 2022 - 4:30 pm  
Room 317, City Hall

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

**Members Absent:** Chloe McGuire (Vice-President), and Adriana Cerrillo

**Staff :** Rachel Blanford

## Call To Order

1. Roll Call.

### Quorum Present

2. Adoption of the agenda.

### Action Taken: Adopted

3. Acceptance of minutes

[Nov 1, 2022 Planning Commission](#)

### Action Taken: Accepted

## Public Hearing

4. **309 Ulysses St NE, Ward 1 Adj. to Ward 2**  
**City Staff:** [Mei-Ling Smith](#), PLAN15471

The City Planning Commission adopted staff findings for the application by Carol Lansing, on behalf of 1101 E Hennepin II LLC, for the property located at 309 Ulysses St NE:

### A. Preliminary/Final Registered Land Survey (RLS).

Action: The City Planning Commission **approved** the application for a preliminary and final registered land survey, subject to the following conditions:

1. This RLS creates tracts that, if separately redeveloped, would not meet the requirements of the zoning and subdivision ordinances for lot area and width and the prohibition against lots with more than five sides at ground level. Approval of this RLS does not constitute approval for the separate redevelopment of any tract if such tract does not comply with applicable zoning and subdivision ordinances.
2. This action of the Planning Commission shall be recorded with Hennepin County at or prior to such time as the signed RLS is presented for recording with Hennepin County.

[309 Ulysses St NE staff report](#)

**Approved on consent.**

5. **1515 ½ Central Ave NE and 1611 Polk St NE, Ward 1**

**City Staff:** [Mei-Ling Smith](#), PLAN15448

The City Planning Commission adopted staff findings for the applications by Kristin Blenkush for the properties located at 1515 ½ Central Ave NE and 1611 Polk St NE:

**A. Rezoning.**

**Action:** The City Planning Commission recommended that the City Council **approve** the petition to rezone the northernmost 65-foot portion of the property at 1515 ½ Central Ave NE from the I2 Medium Industrial District to the I1 Light Industrial District, retaining the IL Industrial Living Overlay District and the BFC6 Corridor 6 Built Form Overlay District.

**B. Preliminary/Final Registered Land Survey (RLS).**

**Action:** The City Planning Commission **approved** the application for a preliminary and final registered land survey, subject to the following conditions:

1. This action of the Planning Commission shall be recorded with Hennepin County at or prior to such time as the signed RLS is presented for recording with Hennepin County.

[1515.5 Central Ave NE staff report](#)

**Approved on consent.**

6. **809 E. Lake St, Ward 9**

**City Staff:** [Aaron Hanauer](#), PLAN15483

The City Planning Commission adopted staff findings for the application by Chicago Lake 809, LLC for the property located at 809 Lake St E:

**A. Preliminary/Final Registered Land Survey (RLS).**

**Action:** The City Planning Commission **approved** the application for a registered land survey, subject to the following conditions:

1. This RLS creates tracts that, if separately redeveloped, would not meet the requirements of the zoning and subdivision ordinances for lot area and width and the prohibition against lots with more than five sides at ground level. Approval of this RLS does not constitute approval for the separate redevelopment of any tract if such tract does not comply with applicable zoning and subdivision ordinances.
2. This action of the Planning Commission shall be recorded with Hennepin County at or prior to such time as the signed RLS is presented for recording with Hennepin County.

[809 E Lake St staff report](#)

**Approved on consent.**

7. **800 28th St E, 2701 Elliot Ave, 2742 10th Ave S, 920 28th St E, 924 28th St E, 916 28th St E, 2753 Chicago Ave, 2801 Chicago Ave, Ward 9**  
**City Staff:** [Peter Crandall](#), PLAN15500

The City Planning Commission adopted staff findings for the applications by Allina Health System for the properties located at 2701 Elliot Ave, 800 28th St E, 916 28th St E, 924 28th St E, 2742 10th Ave S, 2753 Chicago Ave:

**A. Variance.**

**Action:** The City Planning Commission **approved** the variance to the skyway development standards to allow a new skyway that is non-perpendicular to the public right of way and that slopes across the public right of way.

[Allina Skyway staff report](#)

**Approved on consent.**

8. **800 28th St E, 2701 Elliot Ave, 2742 10th Ave S, 920 28th St E, 924 28th St E, 916 28th St E, 2753 Chicago Ave, Ward 9**  
**City Staff:** [Peter Crandall](#), PLAN15501

The City Planning Commission adopted staff findings for the applications by Allina Health for the properties located at 2701 Elliot Ave, 800 28th St E, 916 28th St E, 924 28th St E, 2742 10th Ave S, 2753 Chicago Ave, 920 28th St E:

**A. Comprehensive Plan Amendment.**

**Action:** The City Planning Commission recommended that the City Council **approve** the comprehensive plan amendment to amend the built form guidance in the *Minneapolis 2040* Comprehensive Plan for the properties located at 2701 Elliot Ave, 800 28th St E, 916 28th St E, 924 28th St E, 2742 10th Ave S, 2753 Chicago Ave, 920 28th St E from Corridor 6 to Transit 10.

[Allina Care Pavilion Comp Plan staff report](#)

**Approved on consent.**

## Unfinished Business

9. **925 4th St SE, Ward 3**  
**This item was continued from the November 1, 2022 meeting.**  
**City Staff:** [Alex Kohlhaas](#), PLAN15361

The City Planning Commission adopted staff findings for the applications by Hennepin County for the property located at 925 4th St SE:

**A. Variance.**

**Action:** The City Planning Commission **approved** the variance to reduce the minimum gross floor area per dwelling unit from 350 sq. ft. to 302 sq. ft. for 32 efficiency units, subject to the following conditions:

1. All site improvements shall be completed by November 1, 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, elevation, landscaping, and lighting plans before building permits may be issued.

**B. Site Plan Review.**

**Action:** The City Planning Commission **approved** the site plan review for conversion of the existing hotel into 43 dwelling units and 2 single-room occupancy housing units, subject to the following conditions:

1. All site improvements shall be completed by November 1, 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 add additional screening at least three feet in height and 60% opaque throughout the year on the west side of the existing parking area, in compliance with the applicable standards of Section 530.170 of the zoning code.

[925 4th St SE staff report](#)

**Yea:** Alper, Baxley, Campbell, Faiola, Ford, Marwah, Rainville, Olson

**Nay:** None

**Absent:** Cerrillo, McGuire

**New Business**

**10. Approval of 2023 City Planning Commission calendar**

[Draft 2023 CPC calendar](#)

**On voice vote, the item was continued to meeting of Dec 5, 2022.**

**Adjournment**

The meeting adjourned at 4:47 pm.