

# Planning Commission Minutes

Regular Meeting  
March 6, 2023 - 4:30 pm  
Room 317, City Hall

**Members Present:** Alyssa Olson (President), Bill Baxley (Commissioner), Becky Alper, Joseph Campbell, Angela Conley, Keith Ford, Emily Koski, Aneesha Marwah, and Christopher Meyer (Quorum: 5)

**Members Absent:** Abdul Abdi

**Staff :** Rachel Blanford

## Call To Order

1. Roll Call.

### Quorum Present

2. Adoption of the agenda.

### Action Taken: Adopted

3. Acceptance of minutes  
[Feb 21, 2023 Planning Commission](#)

### Action Taken: Accepted

## Consent

4. **200 Central TIF District Plan – 200 Central Ave SE**  
City Staff: [Madel Mouta](#)

Review for consistency with Minneapolis 2040 for a new TIF district for 200 Central.

[200 Central TIF Plan CPC staff report](#)

### Approved on consent.

## Public Hearing

5. **702 1/2 1st St N, Ward 3**  
City Staff: [Mei-Ling Smith](#), PLAN15883

The City Planning Commission adopted staff findings for the application by Jason Allen Vogel for the property located at 702 ½ 1st St N:

### A. Conditional Use Permit.

**Action:** The City Planning Commission **approved** the conditional use permit to allow an off-sale liquor store, subject to the following conditions:

1. All site improvements shall be completed by March 6, 2025, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

2. CPED staff shall review and approve the final floor plans before building permits may be issued.
3. 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.
4. Any exterior modifications, including changes to signage or window area, shall require review by CPED staff. All signage requires a separate permit from CPED and is subject to the sign standards listed in the zoning code and the Design Guidelines for On-Premise Signs and Awnings.
5. The liquor store shall comply with the following development standards: 1) The use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter; and 2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

[702 1/2 1st St N Staff Report](#)

**Action Taken: Approved**

6. **2323 Emerson Ave N, Ward 5**

**City Staff:** [Lindsey Silas](#), PLAN15869

The City Planning Commission adopted staff findings for the applications by Ahmad Eltawely with Northeast Minneapolis Properties, LLC for the property located at 2323 Emerson Ave N.

**A. Rezoning.**

**Action:** The City Planning Commission recommended that the City Council **approve** the petition to rezone the property located at 2323 Emerson Ave N to add the SZ Split Zoning Overlay District, retaining the C1 Neighborhood Commercial District, R2B Multiple-Family District, and BFC4 Corridor 4 Built Form Overlay District.

**B. Variance.**

**Action:** The City Planning Commission **approved** the variance to reduce the minimum front yard setback requirement along 24th Ave N from 15 feet to 14 feet.

**C. Variance.**

**Action:** The City Planning Commission **approved** the variance to reduce the minimum front yard setback requirement along Emerson Ave N from 31 feet to 15 feet.

**D. Variance.**

**Action:** The City Planning Commission **approved** the variance to reduce the minimum drive aisle width from 22 feet to 19 feet, subject to the following conditions:

1. A six-foot cedar fence and landscaping shall be provided along the south property line as shown in the submitted plans.

## **E. Site Plan Review.**

**Action:** The City Planning Commission **approved** the site plan review for a new, two-story, mixed-use building, subject to the following conditions:

1. All site improvements shall be completed by March 6, 2025, 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. The applicant shall submit a photometric lighting plan demonstrating compliance with Chapter 535, Regulations of General Applicability, and Chapter 541, Off-Street Parking, Loading, and Mobility, of the zoning code. Lighting at residential property lines shall not exceed 0.5 footcandles.
6. The refuse and recycling storage containers shall be screened to comply with section 535.80 of the zoning code.
7. All mechanical equipment shall be screened to comply with section 535.70 of the zoning code.

[2323 Emerson Ave N Staff Report](#)

[2323 Emerson Ave N Staff Presentation](#)

**Yea:** Alper, Baxley, Campbell, Conley, Ford, Koski, Marwah, Meyer, Olson

**Nay:** None

**Absent:** Abdi

## 7. **4225 3rd Ave S, Ward 8**

**City Staff:** [Lindsey Silas](#), PLAN15419

The City Planning Commission adopted staff findings for the applications by Rico Alexander with Parents in Community Action for the property located at 4225 3rd Ave S:

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

**Action:** The City Planning Commission **approved** the conditional use permit to allow an amendment to the conditional use permit for an early childhood learning center, 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. There shall be not less than ten bicycle parking spaces accessory to the new building. The bicycle parking spaces shall meet the standards for required short-term bicycle parking spaces.

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

**Action:** The City Planning Commission **approved** the site plan review for a new two-story building addition, subject to the following conditions:

1. All site improvements shall be completed by March 6, 2025, 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 submit a photometric lighting plan demonstrating compliance with Chapter 535, Regulations of General Applicability, and Chapter 541, Off-Street Parking, Loading, and Mobility, of the zoning code. The lighting plan shall show that all walkways would be well-lit.
5. The refuse and recycling containers shall be screened to comply with section 5380 of the zoning code.
6. The building addition shall not have any blank, uninterrupted walls of more than 25 feet in length.
7. The first floor of the building addition facing 3rd Avenue S shall contain not less than 30 percent windows.
8. The first floor of the building addition facing the surface parking lot shall contain not less than 30 percent windows.
9. The applicant shall work with CPED and Public Works staff to either reduce the number of curb cuts to one along E 43rd Street or complete a minor TDMP.
10. There shall be no less than 411 shrubs on site.
11. There shall be no less than 83 canopy trees on site.
12. At least one tree shall be provided for each 25 linear feet of parking area frontage for the new surface parking lot along E 43rd Street.

[4225 3rd Ave S Staff Report](#)

**Approved on consent.**

**8. 5637 Lyndale Ave S., Ward 11**

**City Staff:** [Aaron Hanauer](#), PLAN15587

The City Planning Commission adopted staff findings for the applications by the Hennepin County Housing and Redevelopment Authority for the property located at 5637 Lyndale Ave S:

**A. Site Plan Review.**

**Action:** The City Planning Commission **approved** the site plan review for a 39-room single room occupancy use, subject to the following conditions:

1. All site improvements shall be completed by March 6, 2025, 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. Mechanical equipment is subject to the screening requirements of [Chapter 535](#) and district requirements.
5. Existing and proposed lighting must comply with [Chapter 535](#) and Chapter 541 of the zoning code.

[5637 Lyndale Ave Staff Report](#)

**Approved on consent.**

9. **2725 University Ave SE, Ward 2**

**City Staff:** [Peter Crandall](#), PLAN15898

The City Planning Commission adopted staff findings for the applications by North Bay Companies for the property located at 2725 University Ave SE:

**A. Variance.**

**Action:** The City Planning Commission **denied** the variance to reduce the minimum height in the Transit 30 Built Form Overlay District from 10 stories to 7 stories, 180 feet.

**B. Variance.**

**Action:** The City Planning Commission **denied** the variance to reduce the minimum front yard requirement along 4th Street SE from 15 feet to 0 feet.

**C. Variance.**

**Action:** The City Planning Commission **denied** the variance to reduce the minimum interior side yard along the east property line from 15 feet to 3 feet 6 inches.

**D. Variance.**

**Action:** The City Planning Commission **denied** the variance to reduce the minimum interior side yard along the west property line from 15 feet to 3 feet 10 inches

**E. Site Plan Review.**

**Action:** The City Planning Commission **denied** the site plan review for a new seven-story mixed use building with 135 dwelling units and 2,800 square feet of commercial space.

[2725 University Ave SE Staff Report](#)

[2725 University Ave SE Staff Presentation](#)

**Yea:** Alper, Baxley, Campbell, Conley, Ford, Koski, Meyer, Olson

**Nay:** Marwah

**Absent:** Abdi

**Adjournment**

The meeting adjourned at 5:56pm.