

Planning Commission Minutes

Regular Meeting

March 20, 2023 - 4:30 pm

Room 317, City Hall

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

Members Absent: Abdul Abdi 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

[Mar 6, 2023 Planning Commission](#)

Action Taken: Accepted

Public Hearing

4. **15 8th Ave NE, Ward 3 Adj. to Ward 5**

City Staff: [Peter Crandall](#), PLAN15883

The City Planning Commission adopted staff findings for the applications by Minneapolis Park and Recreation Board for the properties located at 950 Sibley St NE; 11 8th Ave NE; 800 Sibley St NE:

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property to add the Split Zoning Overlay District, retaining the Floodplain Overlay District, Shoreland Overlay District, Mississippi River Corridor Critical Area Overlay District, Parks Built Form Overlay District, Corridor 4 Built Form Overlay District, and I2 Medium Industrial District.

B. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a structure in the Floodplain Overlay 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.

C. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review for a new park and recreation building, subject to the following conditions:

1. All site improvements shall be completed by April 27, 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 modify the design of the proposed parking lot to remove one curb cut and work with Public Works to bring the plan into compliance with city ordinances and standards related to traffic and circulation.
6. The applicant shall design the parking lot to meet the requirement for concrete curbs or wheel stops.
7. The applicant shall meet all standards for refuse screening in Chapter 535 of the zoning code.
8. The applicant shall submit a detailed lighting plan showing compliance with Chapters 530 and 535 of the zoning code.

[15 8th Ave NE Graco Park Staff Report](#)

Approved on consent.

5. **2409 Pillsbury Avenue, Ward 10**

City Staff: [Andrew Frenz](#), PLAN15907

The City Planning Commission adopted staff findings for the application by Brendan Kramp for the property located at 2409 Pillsbury Avenue:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a cluster development, 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 site improvements shall be completed by March 20, 2025, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
3. CPED staff shall review and approve the final site and floor plans before building permits may be issued.

[2409 Pillsbury Ave Staff Report](#)

Approved on consent.

Adjournment

The meeting adjourned at 4:37pm.