

## Planning Commission Actions

Regular Meeting  
January 13, 2020 - 04:30 PM  
Room 317, City Hall

**Members present:** Sam Rockwell (President), Alissa Luepke-Pier (Vice-President), Jean Coleman (Secretary), Matthew Brown, Jono Cowgill, Ryan Kronzer, Alyssa Olson, Jeremy Schroeder, and Amy Sweasy (Quorum - 6)

**Members absent:** Kim Ellison

**Staff :** Lisa Kusz

### Call To Order

1. Roll Call.
2. Adoption of the agenda.
3. Acceptance of minutes of Dec 9, 2019.

### Consent

#### 4. **Committee of the Whole – December 12, 2019**

##### 1. Land Sales – Missing Middle Pilot Program

City Staff: [Rattana Sengsoulichanh](#)

Action: Approved the staff report – the item is consistent with *The Minneapolis Plan for Sustainable Growth*.

##### 2. Land Sale – 3658 Emerson Ave N

City Staff: [Rattana Sengsoulichanh](#)

Action: Approved the staff report – the item is consistent with *The Minneapolis Plan for Sustainable Growth*.

##### 3. Land Sale – 4146 Fremont Ave N

City Staff: [Rattana Sengsoulichanh](#)

Action: Approved the staff report – the item is consistent with *The Minneapolis Plan for Sustainable Growth*.

### Discussion

#### 5. **The Family Partnership, 1527 E Lake St, 3013-3037 Bloomington Ave, and 3010-3048 16th Ave S, Ward 9**

City Staff: [Aaron Hanauer](#), PLAN9676

The City Planning Commission adopted staff findings for the application by The Family Partnership.

**A. Final plat.**

Action: **Approved** the application for a final plat.

**Approved on consent.**

[1545 E Lake St](#)

**6. Northeast Bank ATM, 77 Broadway St NE, Ward 3**

**City Staff:** [Andrew Frenz](#), PLAN10043

The City Planning Commission adopted staff findings for the application by Northeast Bank.

**A. Nonconforming use expansion.**

Action: **Approved** the expansion of a nonconforming use application to add an automated teller machine to an existing drive-through banking facility, subject to the following conditions:

1. Approval of the final plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by January 13, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

**Approved on consent.**

[77 Broadway St NE](#)

**7. Strutwear Building, 1010 S 7th St and 601 10th Ave S, Ward 3 and 6**

**City Staff:** [Mei-Ling Smith](#), PLAN10252

The City Planning Commission adopted staff findings for the application Michael Kuntz of BKV Group.

**A. Site plan review.**

Action: **Approved** the site plan review to convert the existing 11-story building into a mixed-use building with 179 dwelling units and 13,500 square feet of below-grade commercial space, subject to the following conditions:

1. All site improvements shall be completed by January 13, 2022, 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 outdoor exercise run shall not exceed two-hundred (200) square feet in area, per section 537.110 of the zoning code.

5. The final floor plans shall comply with the separate access requirement in section 535.85 of the zoning code for commercial and residential uses so that customers and employees of nonresidential uses do not have unsolicited access to hallways that include doorways serving individual dwelling units.
6. The applicant shall submit a lighting plan showing footcandles to the nearest property line. The lighting plan shall demonstrate that the project provides lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site, in conformance with section 535.590 of the zoning code.
7. No fewer than 90 bicycle parking spaces serving the residential uses shall be shown on the final plans, of which at least 81 shall meet the definition of long-term bicycle parking.
8. No fewer than four (4) bicycle parking spaces serving the non-residential uses shall be shown on the final plans, all of which shall meet the definition of secure bicycle parking spaces.

**Approved on consent.**

[1010 S 7th St](#)

8. **2017 and 2019 ½ 2nd Ave S, Ward 10**

**City Staff:** [Lindsey Silas](#), PLAN10199

The City Planning Commission adopted staff findings for the application by Ross Lumley.

**A. Conditional use permit.**

Action: **Approved** the conditional use permit to establish a cluster development of five dwelling units, subject to the following condition:

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.

**Approved on consent.**

**B. Variance.**

Action: **Approved** the variance to reduce the minimum side yard setback along the north property line from 7 feet to 3.7 feet.

**Approved on consent.**

**C. Variance.**

Action: **Approved** the variance to reduce the minimum side yard setback along the north property line from 7 feet to 0.8 feet.

**Approved on consent.**

**D. Variance.**

Action: **Approved** the variance to reduce the minimum rear yard setback along the east property line from 7 feet to 1.3 feet.

**Approved on consent.**

[2017 2nd Ave S](#)

9. **270 Hennepin Ave Tower, 250 Hennepin Ave, Ward 3**

City Staff: [Janelle Widmeier](#), PLAN10253

The City Planning Commission adopted staff findings for the application by 240 Hennepin Property Owner, LLC.

**A. Site plan review.**

Action: **Approved** the site plan review amendment for a new mixed-use building with 346 dwelling units and approximately 20,000 square feet of commercial space, subject to the following conditions:

1. All site improvements shall be completed by January 13, 2022, 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, floor, elevation, landscaping, and lighting plans before building permits may be issued.
3. The first, second, and third floor walls adjacent to the enclosed parking and ramps facing the interior lot lines shall contain sufficient architectural elements to prevent blank walls exceeding 25 feet in width as required by section 530.120 of the zoning code. Recesses and projections used to meet this requirement shall not be less than 4 inches.
4. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
5. On the interior facing side of the building, the applicant shall explore ways to prevent crime in these areas.
6. At least 8 visitor parking spaces shall be provided as required by section 541.170 of the zoning code.
7. Mechanical equipment shall be screened as required by section 535.70 of the zoning code.
8. To improve pedestrian access on a Goods and Services Corridor, at least one retail entrance shall face Washington Ave.

**Approved on consent.**

[250 Hennepin Ave](#)

10. **3017, 3021, and 3025 E Bde Maka Ska Pkwy, Ward 10**

City Staff: [Peter Crandall](#), PLAN10269

The e City Planning Commission adopted staff findings for the application Scott England.

**A. Variance.**

Action: **Approved** the variance to reduce the rear yard setback requirement from nine feet to six feet to allow balconies that exceed the maximum size in a required rear yard.

**Approved on consent.**

[3017 E Bde Make Ska Pkwy](#)

**11. 2914 30th Ave S, Ward 2**

**City Staff:** [Shanna Sether](#), PLAN10060

The City Planning Commission adopted staff findings for the application by Twin Cities Home Rental.

**A. Variance.**

Action: **Approved** the variance to reduce the minimum drive aisle width from 22 ft. to 3 ft.

**Approved on consent.**

**B. Site plan review.**

Action: **Approved** the site plan review for a new six-unit multiple-family dwelling, subject to the following conditions:

1. All site improvements shall be completed by January 13, 2022, 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. Exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
4. The applicant shall provide at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards.
5. All plant materials, and the installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
6. All areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.
7. The applicant shall provide a minimum of four ft. of turf along the north and south property lines, in-lieu of wood mulch.
8. The applicant shall comply with the maximum height requirements for any proposed fencing.
9. The applicant shall provide a landscaped yard with shrubs or grasses between the proposed parking area and the north and south property lines.
10. All mechanical equipment shall be screened as required by section 535.70 of the zoning code.

**Approved on consent.**

[2914 30th Ave S](#)

12. **The Gardens of Bryn Mawr, 2800 Wayzata Blvd N, Ward 7**

City Staff: [Andrew Frenz](#), PLAN10190

**A. Rezoning.**

Action: **Continued** the petition to rezone the eastern portion of the property at 2800 North Wayzata Boulevard from the R1A Multiple Family District to the OR2 High Density Office Residence District, retaining the SH Shoreland Overlay District to the January 27, 2020, meeting of the City Planning Commission.

**B. Conditional use permit for a Planned Unit Development.**

Action: **Continued** the conditional use permit to allow a planned unit development including 199 dwelling units and approximately 101,000 square feet of office uses to the January 27, 2020, meeting of the City Planning Commission.

**C. Variance to allow development on or within 40 feet of the top of a steep slope.**

Action: **Continued** the variance to allow development on or within 40 feet of the top of a steep slope in the SH Shoreland Overlay District to the January 27, 2020, meeting of the City Planning Commission.

**D. Variance reduce west side yard setback.**

Action: **Continued** the variance to reduce the required west interior side yard setback from five feet to 0.75 feet for a patio to the January 27, 2020, meeting of the City Planning Commission.

**E. Site plan review.**

Action: **Continued** the site plan review for a planned unit development consisting of 199 dwelling units and approximately 101,000 square feet of office uses to the January 27, 2020, meeting of the City Planning Commission.

**F. Preliminary Registered Land Survey.**

Action: **Continued** the preliminary registered land survey to the January 27, 2020, meeting of the City Planning Commission.

[2800 Wayzata Blvd N](#)

13. **700 Central Phase II Apartments, 708 Central Ave NE, 119 7th St SE and 123 7th St SE, Ward 3**

City Staff: [Hilary Dvorak](#), PLAN10239

The City Planning Commission adopted staff findings for the application by 700 Central Owner LLC.

**A. Conditional use permit.**

Action: **Approved** the conditional use permit to increase the height of the building from 4 stories/56 feet to 6 stories/76 feet, subject to the following condition:

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.

**Approved on consent.**

**B. Variance.**

Action: **Approved** the variance increase the Floor Area Ratio of the building from 2.7 to 3.57.

**Approved on consent.**

**C. Site plan review.**

Action: **Approved** the site plan review to construct a 71-unit, six-story residential building addition to the existing building on the site, subject to the following conditions:

1. All site improvements shall be completed by January 13, 2022, 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. The applicant shall provide information about the size and height of the rooftop mechanical equipment to confirm that the building itself will screen it from the public street.
5. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.

**Approved on consent.**

[700 Central Phase II Apartments](#)

**14. Self Storage, 1718 Washington Ave N and 217 18th Ave N, Ward 5**

**Staff report by [Aaron Hanauer](#), PLAN10168**

The City Planning Commission adopted staff findings for the application by 1718 Wash Cogent, LP/Cogent Capital Group, LLC.

**A. Variance.**

Action: **Approved** the variance to reduce the off-street parking requirement from 32 spaces to 11 spaces, subject to the following condition:

1. A minimum of 10 onsite bicycle parking spaces shall be provided and that half of these spaces shall meet short term parking standards outlined in Section 541.180- Bicycle parking.

**Approved on consent.**

## **B. Site plan review.**

Action: **Approved** the site plan review to allow for the construction of a four-story 132,000 square foot self-storage building, subject to the following conditions:

1. All site improvements shall be completed by January 13, 2022, 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. To comply with Section 530.120 – Building design, all blank wall areas greater than 25 linear feet on the upper floors of the eastern elevation and along the western and northern elevation shall be eliminated by providing additional windows/window coverage that are evenly distributed along the building walls.
6. To comply with Section 530.120 – Building design, a minimum of 340 square feet of glazing shall be provided along the first floor of the 17th and 18th Avenue North elevations that is generally evenly distributed along the building walls.
7. To comply with Section 530.170 – Parking and loading landscaping and screening, a minimum of one onsite tree shall be planted directly in front of the surface parking lot area.

### **Approved on consent.**

[1718 Washington Ave N](#)

## **15. Commutator Foundry Development, 125 1st St N, Ward 3**

City Staff: [Aaron Hanauer](#), Vac1728

### **A. Vacation.**

Action: Notwithstanding staff recommendation, the City Planning Commission recommended that the City Council **approve** the application to vacate in areaway adjacent to the building at 125 1st St N, based on the following findings:

1. Concerns about safety, right of way for utilities, and width of the sidewalk are addressed by the design.
2. There is an affirmative public purpose in historic preservation and adaptive reuse as articulated in the Comprehensive Plan.

**Aye:** Brown, Coleman, Cowgill, Kronzer, Luepke Pier, Olson, and Schroeder

**Nay:** Sweasy

**Absent:** Ellison

[125 1st St N](#)

## **16. Zoning Code Text Amendment, All Wards**



**City Staff:** [Brad Carter](#)

The City Planning Commission adopted staff findings to amend Title 22 of the Minneapolis Code of Ordinances, as follows.

**A. Text Amendment: Amending Title 22 of the Minneapolis Code of Ordinances related to the Land Subdivision Ordinance, as follows:**

Chapter 598, Article V relating to Parkland Dedication

The purpose of the amendment is to update parkland dedication definitions related to affordable housing.

Action: The City Planning Commission recommended that the City Council **approve** the text amendment to amend regulations related to Parkland Dedication Ordinance definition of affordable housing.

**Approved on consent.**

[Parkland Dedication Affordable Housing](#)

**Adjournment**

The meeting adjourned at 5:30 p.m.

**Notice:** A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05

**Next Planning Commission meeting Date:** Jan 27, 2020

For reasonable accommodations or alternative formats please contact the Community Planning & Economic Development at 612-673-3710 or e-mail [lisa.kusz@minneapolismn.gov](mailto:lisa.kusz@minneapolismn.gov). People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.