

Planning Commission Actions

Regular Meeting
January 27, 2020 - 04:30 PM
Room 317, City Hall

Members present: Sam Rockwell (President), Alissa Luepke-Pier (Vice-President), Jean Coleman (Secretary), Matthew Brown, Ryan Kronzer, Chris Meyer, 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. Accepted minutes of [Jan 13, 2020](#).

Public Hearing

4. **Metro Tech Academy K-8 School, 2511 Taylor St NE, Ward 1**

City Staff: [Shanna Sether](#), PLAN10290

The City Planning Commission adopted staff findings for the application by Metro Tech Academy.

A. Conditional use permit.

Action: **Approved** the conditional use permit to allow a K-12 school, 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. The site improvements required by the City Planning Commission for BZZ-5915 shall be implemented.
3. The fence shall be three feet in height, open and decorative, surrounding the existing parking area.

Approved on consent.

[2511 Taylor St NE.pdf](#)

5. **Graco, 907 Sibley St NE, Ward 3**

City Staff: [Shanna Sether](#), PLAN10291

The City Planning Commission adopted staff findings for the application by Graco Minnesota, Inc.

A. Variance.

Action: **Approved** the variance to reduce the minimum drive aisle from 22 ft. to 0 ft.

Approved on consent.

B. Vacation.

Action: The City Planning Commission recommended that the City Council **approve** the partial street vacation of the southwesterly 20 feet of Ramsey St NE generally between 9th and 11th Aves NE. Ramsey St NE has been vacated entirely north of 11th Ave NE.

Approved on consent.

[907 Sibley St NE.pdf](#)

6. The Lift Garage Expansion, 2401 E Lake St, Ward 9

City Staff: [Lindsey Silas](#), PLAN10315

The City Planning Commission adopted staff findings for the application by Cathy Heying.

A. Nonconforming use expansion.

Action: **Approved** the expansion of a nonconforming use application for an addition to an existing minor auto repair facility, subject to the following condition:

1. The proposed addition shall only be used for offices and administrative functions.

Approved on consent.

B. Site plan review

Action: **Approved** the site plan review for an addition to a minor auto repair facility, subject to the following conditions:

1. All site improvements shall be completed by January 27, 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. 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. The applicant shall work with staff to mitigate the blank wall on the east elevation through material changes, a green wall, or a mural.
7. The pedestrian walkway connecting the building and on-site parking facilities to the public street shall be no less than 4 feet in width.
8. The final plans shall be revised to demonstrate how all building entrances and walkways will be lit to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site to comply with sections 530.130 and 530.260 of the zoning code.
9. The final plans shall show the location of any mechanical equipment and all mechanical equipment shall be screened to comply with section 535.70 of the zoning code.
10. The final plans shall show the location of refuse and recycling containers and refuse and recycling containers shall be screened to comply with section 535.80 of the zoning code.
11. The area at the base of the monument sign shall be landscaped with shrubs.
12. Not less than four canopy trees shall be planted on site to comply with section 530.160 of the zoning code. The canopy tree requirement may be met by existing and new trees.
13. Not less than 18 shrubs shall be planted on site to comply with section 530.160 of the zoning code.
14. All required landscaped areas shall be landscaped with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees. No rock mulch shall be permitted.
15. The applicant shall provide a three-foot screen consisting of a fence, hedge, or combination thereof that is at least 60 percent opaque between the north side of the surface parking spaces and the public street.
16. Each surface parking space shall be located within 50 feet of the center of an on-site deciduous tree.

Approved on consent.

[2401 E Lake St.pdf](#)

7. Duffey Lofts, 500, 506, and 528 Washington Ave N, Ward 3

City Staff: [Hilary Dvorak](#), PLAN10215

A. Variance.

Action: **Continued** the variance to reduce the off-street loading requirement from two small spaces to one small space to the February 10, 2020, City Planning Commission hearing.

B. Site plan review.

Action: **Continued** the site plan review convert the existing buildings into a mixed-use development including 188 dwelling units and 24,000 square feet of commercial space to the February 10, 2020, City Planning Commission hearing.

[DuffeyLofts.pdf](#)

8. MPHA Energy Pilot Triplex, 1600 Penn Ave N, Ward 5

City Staff: [Andrew Frenz](#), PLAN10246

The City Planning Commission adopted staff findings for the application by Minneapolis Public Housing Authority.

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property at 1600 Penn Ave N from the R1A Multiple Family District to the R4 Multiple Family District.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

B. Variance.

Action: Notwithstanding staff recommendation, the City Planning Commission **approved** the variance to reduce the front yard setback from approximately 33 feet to 20 feet for a three-family dwelling and to 15 feet for an open porch, based on the following finding:

1. The proposed porch depth is not allowed due to conflicts with the Zoning Code and Minneapolis 2040, creating practical difficulty in implementing the actual policies called for by *Minneapolis 2040*.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

[1600 Penn Ave N.pdf](#)

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

This item was continued from the January 13, 2019 meeting.

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

The City Planning Commission adopted staff findings for the application by Bryn Mawr Development, LLC.

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** 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.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

B. Conditional use permit for a Planned Unit Development.

Action: **Approved** the conditional use permit to allow a planned unit development including 199 dwelling units and approximately 101,000 square feet of office uses, 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. The proposed loading area and driveway adjacent to the north residential building shall be modified so that the driveway maintains a minimum width of 12 feet at its narrowest point.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

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

Action: **Approved** the variance to allow development on or within 40 feet of the top of a steep slope in the SH Shoreland Overlay District.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

D. Variance reduce west side yard setback.

Action: **Denied** the variance to reduce the required west interior side yard setback from five feet to 0.75 feet for a patio and from five feet to zero feet for a walkway exceeding six feet in width, and **in lieu thereof approved** a variance to reduce the west interior side yard setback from five feet to zero feet for an asphalt walkway exceeding six feet in width.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

E. Variance to reduce the east side yard setback.

Action: **Approved** the variance to reduce the east interior side yard setback from five feet to 3.2 feet for an asphalt walkway exceeding six feet in width.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

F. Variance to reduce the front yard setback.

Action: **Approved** the variance to reduce the front yard setback from 15 feet to zero feet for an asphalt walkway exceeding six feet in width.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

G. Variance to reduce the rear yard setback.

Action: **Approved** the variance to reduce the rear yard setback from five feet to 0.5 feet for an asphalt walkway exceeding six feet in width.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

H. Site plan review.

Action: **Approved** the site plan review for a planned unit development consisting of 199 dwelling units and approximately 101,000 square feet of office uses, subject to the following conditions:

1. All site improvements shall be completed by January 27, 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 plant materials, and installation and maintenance of the plant materials, shall comply with section 530.200 and 530.210 of the zoning code.
4. The buildings shall comply with the exterior building materials standards. Fiber cement panels of less than 5/8-inch thickness shall not constitute greater than 30 percent of any building elevation.
5. Marked crosswalks shall be provided at all locations where pedestrian walkways cross driveways and drive aisles.
6. Screening of three feet in height and at least 60 percent opacity shall be provided between the parking area and the east property line.
7. All mechanical louvers and vents on the residential buildings shall be similar in color to adjacent exterior materials.
8. 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.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

I. Preliminary Registered Land Survey.

Action: **Approved** the preliminary registered land survey, subject to the following conditions:

1. The applicant shall return to the Planning Commission for approval of the final registered land survey once final horizontal and vertical division of the site are proposed.
2. Mutual access easements between Tract A and Tract B and between Tract B and Tract C will be required as part of the final registered land survey.

Aye: Brown, Coleman, Kronzer, Luepke Pier, Meyer, Olson, Schroeder, and Sweasy

Absent: Ellison

[2800 Wayzata Blvd N 2.pdf](#)

City Staff: [Hilary Dvorak](#), PLAN10284

A. Rezoning.

Action: **Continued** the petition to rezone the property from R1A Multiple-family District to R5 Multiple-family District to the February 10, 2020, City Planning Commission hearing.

B. Variance of front yard setback along 32nd Ave S.

Action: **Continued** the variance to reduce the front yard setback along 32nd Ave S from 26 feet to 18 feet for the building to the February 10, 2020, City Planning Commission hearing.

C. Variance of front yard setback along East 42nd Street.

Action: **Continued** the conditional use permit to reduce the front yard setback along East 42nd Street from 15 feet to four feet for the building to the February 10, 2020, City Planning Commission hearing.

D. Variance of rear yard setback.

Action: **Continued** the variance to reduce the rear yard setback from five feet to two feet for a transformer to the February 10, 2020, City Planning Commission hearing.

E. Site plan review.

Action: **Continued** the site plan review for a new 30-unit residential building to the February 10, 2020, City Planning Commission hearing.

[RPT-PLAN10284-3115 E 42nd St.pdf](#)

Adjournment

The meeting adjourned at 5:40 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: Feb 10, 2020

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