

Planning Commission Minutes

Regular Meeting
March 22, 2021 - 4:30 pm
Online Meeting

Members Present: Raya Esmaeili (President), Alyssa Olson (Vice-President), Bill Baxley, Kimberly Caprini, Keith Ford, Aneesha Marwah, Chloe McGuire, Chris Meyer, Jeremy Schroeder, and Amy Sweasy (Quorum: 5)

Members Absent: None

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes
[Mar 8, 2021 Planning Commission](#)

Action Taken: Accepted

Consent

4. **Committee of the Whole – March 11, 2021**

1. **Land Sale – 722 Newton Ave N**

City Staff: [Madel Duenas](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis 2040.

2. **Land Sale – 2348 James Ave N**

City Staff: [Madel Duenas](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis 2040.

3. **Land Sale – 2756 Queen Ave N**

City Staff: [Madel Duenas](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis 2040.

4. **Baldwin Square Redevelopment Plan**

City Staff: [Amber Turnquest](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis 2040.

5. Border Avenue Extension Redevelopment Plan and Modification No. 129 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan

Staff report by [Adrienne Bockheim](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis 2040.

Public Hearing

5. **2510 Riverside Ave, Ward 2**

City Staff: [Peter Crandall](#), PLAN11984

The City Planning Commission adopted staff findings for the application by Kyle Brassler.

A. Variance.

Action: **Approved** the variance to reduce the minimum rear yard setback requirement for an existing six-story residential structure on the property at 2510 Riverside Ave from 11 feet to 10 feet.

[2510 Riverside Ave](#)

Yea: Baxley, Ford, Marwah, McGuire, Meyer, Olson, Schroeder, Sweasy, Esmaeili

Nay: None

Abstain: Caprini

6. **5540 and 5548 26th Ave S, Ward 11**

City Staff: [Peter Crandall](#), PLAN12154

The City Planning Commission adopted staff findings for the application by Ryan Padilla / Ryan and Kristine Lamoureux.

A. Variance.

Action: **Approved** the application for a variance to reduce the minimum interior side yard along the proposed north property line for the existing home at 5548 26th Ave S from five feet to 2.4 feet, subject to the following condition:

1. The applicant shall modify the proposed development plan so that no part of the existing building walls containing openings is less than 3 feet from the proposed property line.

Approved on consent.

B. Variance.

Action: **Approved** the application for a variance to reduce the minimum established front yard setback for the newly created parcel from 88 feet to 30 feet.

Approved on consent.

C. Minor subdivision.

Action: **Approved** the application for a minor subdivision to create three new parcels, subject to the following condition:

1. The applicant shall modify the proposed development plan so that no part of the existing building walls containing openings is less than 3 feet from the proposed property line.

Approved on consent.

[5540 26th Ave S](#)

7. **125 Lowry Ave NE and 2512 2nd St NE, Ward 1**

City Staff: [Shanna Sether](#), PLAN12126

The City Planning Commission adopted staff findings for the application by M Club Properties, LLC.

A. Rezoning.

Action: Recommends City Council **approve** the petition to rezone 125 Lowry Ave NE and 2512 2nd St NE from the I2 Medium Industrial District to the C3A Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District.

Approved on consent.

B. Site plan review.

Action: **Approved** the site plan review for a new seven-story, mixed use building with 209 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by March 22, 2023, 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. Except as allowed by the affordable housing premium, all premiums shall be maintained for the life of the principal structure. The length of compliance with the affordable housing premium shall be as required by the Unified Housing Policy.
7. The applicant shall provide one row of transom windows above the parking garage door to avoid blank, uninterrupted walls, exceeding 25 feet in length.

Approved on consent.

[125 Lowry Ave NE](#)

8. 3356 Marshall St NE, Ward 1
City Staff: [Aaron Hanauer](#), PLAN12162

The City Planning Commission adopted staff findings for the application by Xcel Energy Marshall Operations Center and RSP Architects.

A. Conditional use permit.

Action: **Approved** the conditional use permit to increase the height from 2.5 stories/35 feet to 3 stories/45 feet, 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 glass in windows and doors shall have bird safe glazing that complies with Section 535.890 – Definitions to reduce the detrimental environment for birds in the area/migratory birds.

Approved on consent.

B. Variance.

Action: **Approved** the variance to reduce the minimum floor area ratio from 1.0 to 0.26.

Approved on consent.

C. Site plan review.

Action: **Approved** the site plan review for a 90,000 square foot office building, subject to the following conditions:

1. All site improvements shall be completed by March 22, 2023, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. A lighting plan shall be submitted prior to building permit issuance showing compliance with Section 535.590 - Lighting, Section 541.340-Lighting, Section 541.570 – Lighting, and Section 551.1880 -Performance Standards for Exterior Lighting.
3. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
4. All exterior mechanical plans will be required to comply with Section 535.70 – Screening of Mechanical Equipment.

5. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
6. The required canopy trees shall be a minimum of two and one-half (2.5) inches caliper in size except the cluster canopy trees that shall be a minimum of two inch caliper size in order to comply with Section 530.200 – Plant Material Standards.
7. To continue compliance with Section 530.120 – Building design the recesses within the concrete on the north and west elevation first floors shall be a minimum of four inches in depth.

Approved on consent.

[3356 Marshall St NE](#)

9. **Zoning Code Text Amendment, All Wards**

City Staff: [Joe Bernard](#)

A. Text amendment: Amending Title 20 of the Minneapolis Code of Ordinances related to the Zoning Code, as follows:

Chapter 520 Introductory Provisions

Chapter 521 Zoning Districts and Maps Generally

Chapter 525 Administration and Enforcement

Chapter 527 Planned Unit Development

Chapter 530 Site Plan Review

Chapter 531 Nonconforming Uses and Structures

Chapter 535 Regulations of General Applicability

Chapter 536 Specific Development Standards

Chapter 537 Accessory Uses and Structures

Chapter 541 Off-Street Parking and Loading

Chapter 546 Residence Districts

Chapter 547 Office Residence Districts

Chapter 548 Commercial Districts

Chapter 549 Downtown Districts

Chapter 550 Industrial Districts

Chapter 551 Overlay Districts

The purpose of the amendment is to adopt regulations implementing parking, loading, and travel demand management policies of Minneapolis 2040 and the Transportation Action Plan.

Action: **Continued** the text amendment to the April 12, 2021, meeting of the City Planning Commission.

[Parking Loading Mobility Text Amendment](#)

Yea: Baxley, Ford, Marwah, McGuire, Meyer, Olson, Schroeder, Sweasy, Esmaili

Nay: None

Absent: Caprini

Announcements

10. Updates by CPED staff.

Action Taken: Received and filed

Adjournment

The meeting adjourned at 5:05pm.

Notice:

Members of the Board may participate remotely by telephone or other electronic means due to the local public health emergency (novel coronavirus pandemic) declared on March 16, 2020, pursuant to the provisions of MN Statutes Section 13D.021. A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

To learn more about participating in a meeting, visit:

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Next Planning Commission meeting: Apr 12, 2021

Submit written comments about agenda items to: councilcomment@minneapolismn.gov

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