

Planning Commission Committee of the Whole Minutes

Regular Meeting
March 25, 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)

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes

[Mar 11, 2021 Planning Commission Committee of the Whole](#)

Action Taken: Accepted

Discussion

4. **North Loop Redevelopment – 117-125 N 1st St (CPC/HPC joint review)**

Staff report by [Aaron Hanauer](#)

Modifications to the previous proposal that would rehabilitate the Commutator Hotel/Foundry Building and the Roe Wolf Building and allow for a six-story building addition. In total, the revised proposal includes approximately 14,000 square feet of commercial, 73 residential units, and 49 underground parking spaces.

[Commutator Foundry Apartments](#)

Action Taken: Received and filed

5. **Zoning Code Text Amendment: Single Room Occupancy Housing**

City Staff: [Amber Turnquest](#) and [Jason Wittenberg](#)

Review and comment on a proposed zoning code text amendment authorizing single room occupancy housing.

[SRO Text Amendment](#)

Action Taken: Received and filed

6. **Greenway Apartments Comprehensive Plan Amendment – 2837, 2839, and 2843 11th Ave S, and 2834, 2836, and 2840 12th Ave S.**

City Staff: [Shanna Sether](#)

Comprehensive plan map amendment to amend the Future Land Use designation for 2839 11th Ave S from Production Mixed-Use to Urban Neighborhood.

Comprehensive plan map amendment to amend the Built Form Guidance in Minneapolis 2040, for the properties located at 2837, 2839, and 2843 11th Ave S. and 2834, 2836, and 2840 12th Ave S from Interior 3 to Corridor 6.

[Greenway Apartments CPA](#)

Action Taken: Received and filed

7. **American Spirit – 801 9th St SE**

City Staff: [Lindsey Silas](#)

A new planned unit development containing 121 dwelling units, an indoor athletic field of 13,696 square feet, and approximately 41,431 square feet of production space.

[801 9th St SE](#)

Action Taken: Received and filed

Announcements

8. CPED updates and announcements

Action Taken: Received and filed

Adjournment

The meeting adjourned at 6:48pm.

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 join the meeting as a member of the public, call 612-276-6670 and enter Conference ID: 363 743 58#

Next Planning Commission Committee of the Whole meeting: Apr 15, 2021

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

This meeting may be recorded. Recordings of public meetings are posted for public access through the City's Legislative Information Management System (LIMS), available at lims.minneapolismn.gov and from the City's YouTube channel. If you participate in the public meeting, the information you provide may be classified as public data pursuant to the Minnesota Government Data Practices Act; this could include, but not be limited to, the following:

- Your attendance at the meeting;
- Your name, residential address, email or phone number, or other personal contact details;
- Your comments at the meeting, whether part of a formal hearing or comment period or otherwise; and
- Any submissions you provide before or after the meeting which are included as part of the public record of the meeting.

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

For reasonable accommodations or alternative formats please contact the City Clerk's Office at 612-673-2216 or e-mail cityclerk@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 612-263-6850. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.