

Planning Commission Minutes

Regular Meeting
July 17, 2023 - 4:30 pm
Room 317, City Hall

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

Members Absent: Joyner Emerick and Aneesha Marwah

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes

[Jun 26, 2023 Planning Commission](#)

Action Taken: Accepted

Consent

4. **2730, 2734, and 2740 1st Ave S, Ward 10**

City Staff: [Shanna Sether](#), PLAN15761

The City Planning Commission adopted staff findings for the application by Simpson Housing Services, Inc. for the properties located at 2730, 2734, and 2740 1st Ave S:

A. Final Plat.

Action: The City Planning Commission **approved** the final plat for a new planned unit development

[2730, 2734, and 2740 1st Ave S Staff Report](#)

Approved on consent. [Emerick and Marwah absent]

5. **Land Sales – Minneapolis Homes: Financing Program**

Staff report by [Shanna Sether](#)

Review for consistency with Minneapolis 2040 the sale of city owned properties for the Minneapolis Homes: Financing Program.

[Minneapolis Homes Financing Program Staff Report](#)

Approved on consent. [Emerick and Marwah absent]

Public Hearing

6. **2648 Marshall St NE, Ward 1**
City Staff: [Lindsey Silas](#), PLAN16261

A. Conditional Use Permit.

Action: The conditional use permit to allow cluster development of three units **was continued to the July 31, 2023, meeting.**

B. Variance.

Action: The variance to allow development within 40 feet of the top of a steep slope within the SH Shoreland Overlay District **was continued to the July 31, 2023, meeting.**

[2648 Marshall St NE Staff Report](#)

Continued via voice vote. [Emerick and Marwah absent]

7. **2600 26th St E, Ward 2**
City Staff: [Mei-Ling Smith](#), PLAN16265

The City Planning Commission adopted staff findings for the applications by Chris Whitehouse, on behalf of Guled Mohamoud, for the properties located at 2600 26th St E:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a hospital, subject to the following conditions:

1. All site improvements shall be completed by July 17, 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, floor, and landscaping plans before building permits may be issued.
3. 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.
4. The final landscaping plan shall be revised to show a shrub species that does not exceed three (3) feet in height in the parking lot landscaped yard along 26th Ave S, as required by sections 530.160 and 530.170 of the zoning code, to include at least one (1) canopy tree between the parking lot and the sidewalk to the south of the curb cut, subject to approval by the Park Board, and to add at least one (1) tree island at least seven (7) feet in width within the center section of the parking lot to bring the site into closer conformance with the intent of section 530.170 the zoning code.
5. The landscaping plans shall be revised to show a three (3)-foot fence, or removal of the fence, along the parking frontage facing 26th Ave S to meet the intent of the screening requirements in section 530.160 and 530.170 of the zoning code.
6. The applicant shall restripe the parking lot in accordance with Chapter 541, Off-Street Parking, Loading, and Mobility, Article VII, Parking Area Design and Maintenance.
7. No fewer than five (5) bicycle parking spaces shall be shown on the final site plan.

8. The hospital use shall be limited to no more than 40 beds, as proposed.

[2600 26th St E Staff Report](#)

Approved on consent. [Emerick and Marwah absent]

8. **301 7th Ave N, 615 3rd St N, and 300 6th Ave N, Ward 3**

City Staff: [Mei-Ling Smith](#), PLAN16386

The City Planning Commission adopted staff findings for the applications by Carol Lansing, on behalf of BNSF Railway Company, for the properties located at 301 7th Ave N:

A. Minor Subdivision.

Action: The City Planning Commission **approved** the application for a minor subdivision.

[301 7th Ave N, 615 3rd St N, and 300 6th Ave N Staff Report](#)

Approved on consent. [Emerick and Marwah absent]

9. **2110 23rd Ave N and 2114 23rd Ave N, Ward 5**

City Staff: [Aaron Hanauer](#), PLAN16490

The City Planning Commission and/or City Council adopt staff findings for the application by Northside Economic Opportunity Network for the properties located at 2110 23rd Ave N and 2114 23rd Ave N:

A. Comprehensive Plan Amendment.

Action: The City Planning Commission **approved** the comprehensive plan amendment to amend the future land use guidance in *Minneapolis 2040*, for the properties located at 2110 23rd Ave N and 2114 23rd Ave N from *Urban Neighborhood* to *Community Mixed Use* and to amend the built form guidance in *Minneapolis 2040* from *Interior 3* to *Corridor 6*.

[2110-2114 23rd Ave N Staff Report](#)

Approved on consent. [Emerick absent]

10. **2432 Chicago Ave, Ward 6 Adj. to Ward 9**

City Staff: [Lindsey Silas](#), PLAN16317

A. Variance.

Action: The City Planning Commission approved the **return** of the variance to reduce the minimum front yard setback requirement along Chicago Ave.

B. Variance.

Action: The City Planning Commission approved the **return** of the variance to reduce the minimum unit size for one bedroom and studio units.

C. Site Plan Review.

Action: The City Planning Commission approved the **return** of the site plan review for a new five-story mixed-use building.

[2432 Chicago Ave Staff Report](#)

Approved on consent. [Emerick absent]

11. **1213 Franklin Ave E, Ward 1**

City Staff: [Aaron Hanauer](#), PLAN16461

The City Planning Commission adopted staff findings for the applications by Collage Architects on behalf of Native American Community Center (NACC) for the properties located at 1213 Franklin Ave E:

A. Conditional Use Permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a planned unit development consisting of a six-story mixed use building with 83 residential units and 43,356 sq. ft. clinical office space, 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.

B. Variance.

Action: The City Planning Commission **approved** the variance to the Pedestrian Oriented Overlay District standards to allow surface parking lot frontage that exceeds 40 linear feet along 21st Avenue E and to allow accessory parking facilities to be located between the building and the public street.

C. Site Plan Review.

Action: The City Planning Commission **approved** the site plan review to allow a six-story mixed use building with 83 residential units and 43,356 sq. ft. clinical office space, subject to the following conditions:

1. All site improvements shall be completed by July 17, 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. As outlined in Table 541-4 – Standards for Electric Vehicle Charging Incentives, the project shall have a minimum of 8 additional EV ready enclosed and 8 surface spaces in addition to the L2 spaces provided.
4. All new signs shall comply with Chapter 543 of the zoning code. All new signage requires a separate permit from CPED.
5. This project is subject to Inclusionary Zoning requirements unless it qualifies for an exemption. A fully executed Inclusionary Zoning Compliance Plan will be required before a commercial building permit will be issued.
6. The applicant shall meet the requirements for a minor Travel Demand Management Plan.

D. Preliminary Plat.

Action: The City Planning Commission **approved** the application for a preliminary plat.

[1213 Franklin Ave E Staff Report](#)

Yea: Alper, Baxley, Campbell, Conley, Ford, Koski, Meyer, Olson

Nay: None

Absent: Emerick, Marwah

12. **3016, 3020 & 3024 Fremont Ave S, Ward 10**

City Staff: [Hilary Dvorak](#), PLAN16460

The City Planning Commission adopted staff findings for the applications by Evan Williams with Elliot Capital Group, LLC for the properties located at 3016, 3020, and 3024 Fremont Ave S:

A. Site Plan Review.

Action: The City Planning Commission **approves** the site plan review for a six-story, 78-unit residential building, subject to the following conditions:

1. All site improvements shall be completed by July 17, 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. 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 final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability
8. The applicant shall meet the requirements for a minor Travel Demand Management Plan.
9. There shall be a minimum of 14 shrubs provided on the site, as required by Section 530.160 of the zoning code.

10. The size of the two ground level patios shall be reduced to 50 square feet.

[Fremont Avenue Apartments Staff Report](#)

Action Taken: Approved

Yea: Alper, Baxley, Campbell, Conley, Ford, Koski, Meyer, Olson

Nay: None

Absent: Emerick, Marwah

13. **1901 49th Ave N, Ward 4**

City Staff: [Andrew Frenz](#) PLAN15846

This item was continued from the June 12, 2023 meeting

A. Expansion of a Nonconforming Use.

Action: The expansion of a nonconforming use application to install a bulk materials storage tank and make associated modifications to a general industrial use (asphalt shingle mill) for **three cycles, to the September 5, 2023, meeting.**

[1901 49th Ave N Staff Report](#)

Continued on voice vote. [Emerick and Marwah absent]

14. **Amendment Title 20 – Site Plan Review Standards**

City Staff: [Madel Mouta](#), All Wards

A. Text amendment to amend the site plan review standards for exterior building materials.

Action: The text amendment to amend regulations related to exterior building materials **was continued to the October 2, 2023, City Planning Commission meeting.**

Chapter 550 related to the Zoning Code: *Development Standards*

[Exterior Building Materials Guidelines Staff Report](#)

Yea: Alper, Baxley, Campbell, Conley, Ford, Koski, Meyer, Olson

Nay: None

Absent: Emerick, Marwah

Unfinished Business

15. **1860 28th St E, 2717 Longfellow Ave, and 1901 26th St E, Ward 9**

City Staff: [Hilary Dvorak](#), PLAN15462

This item was continued from the June 26, 2023, meeting

A. Rezoning.

Action: The petition to rezone the property located at 2717 Longfellow Ave from the I1 Light Industrial District to the I2 Medium Industrial District, retaining the BFC6 Corridor 6 Built Form Overlay District **was continued to the September 18, 2023, City Planning Commission meeting.**

B. Conditional Use Permit.

Action: The conditional use permit to allow an expansion to an existing street and equipment maintenance facility was continued to the September 18, 2023, City Planning Commission meeting.

C. Conditional Use Permit

Action: The conditional use permit to allow a parking facility was continued to the September 18, 2023, City Planning Commission meeting.

D. Variance.

Action: The variance to reduce the minimum interior side yard along the east property line from 5 feet to zero feet was continued to the September 18, 2023, City Planning Commission meeting.

E. Site Plan Review.

Action: The site plan review for an expansion to an existing street and equipment maintenance facility was continued to the September 18, 2023, City Planning Commission meeting.

F. Preliminary and Final Plat.

Action: The application for a preliminary and final plat was continued to the September 18, 2023, City Planning Commission meeting.

[Hiawatha Maintenance Facility Staff Report](#)

Continued via voice vote. [Emerick and Marwah absent]

Adjournment

The meeting adjourned at 6:50 pm.