

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
May 17, 2018

A regular meeting of the committee was convened at 10:03 am on this date.

Members Present: Jeremy Schroeder (Chair), Kevin Reich (Vice-Chair), Cam Gordon, Jeremiah Ellison, Lisa Goodman, and Lisa Bender (Quorum - 4)

Matters listed below are hereby submitted with the following recommendations; to-wit:

1. Variance appeal: Alissa Luepke Pier, on behalf of David Potter & Darwin Lookingbill, 1800 4th St NE ([2018-00595](#))

Considering an appeal submitted by Alissa Luepke Pier, on behalf of David Potter and Darwin Lookingbill, regarding the decision of the Zoning Board of Adjustment denying a variance (PLAN6020) to reduce the required corner side yard from 8 ft. to 1 ft. 2 3/4 in. to allow an open covered front porch extending 9 ft. from the house at 1800 4th St NE.

Staff presentation by Alyssa Brandt, Community Planning & Economic Development Department.

The hearing was opened, and the following persons spoke:

1. David Potter, appellant
2. Carol Clark, 1705 4th St NE

The hearing was closed.

Goodman moved to grant the appeal and direct staff to draft findings. On voice vote, the motion passed.

2. Conditional use permit, variance, and site plan review appeal: Steven Verdoorn, 3612-16 Bryant Ave S ([2018-00563](#))

Considering an appeal submitted by Steven Verdoorn regarding the following decisions of the City Planning Commission (PLAN6197) to construct a new 41-unit residential building located at 3612-16 Bryant Ave S, subject to conditions:

1. Approving a conditional use permit to increase the height of the building from 2.5 stories/35 ft. to 5 stories/50 ft.
2. Approving a variance to increase the maximum permitted Floor Area Ratio (FAR) of the building from 2.04 to 2.38.
3. Approving a variance to reduce the south interior side yard setback from 13 ft. to 11 ft. for the building and denying the variance to reduce the south interior side yard setback from 13 ft. to 5 ft. for the balconies.
4. Approving the site plan review for a new 41-unit residential building.

Staff presentation by Hilary Dvorak, Community Planning & Economic Development Department.

The hearing was opened, and the following persons spoke:

1. Jeff Hall, on behalf of applicant, 4500 Drexel Ave, Edina
2. Carol Lansing, on behalf of applicant, Faegre Baker Daniels
3. Steven Verdoorn, appellant, 905 W 36th St
4. CeAnn Klug, 905 W 36th St
5. Emily Bonifaci
6. Jean Ross, 3624 Bryant Ave S
7. Jane O'Laughlin, 4629 Colfax Ave S
8. David Wheeler, 3625 Bryant Ave S
9. Marie Morris, 3749 Colfax Ave S
10. Wren Jacobs, 3640 Bryant Ave S
11. Joe Huber, 2008 Bryant Ave S
12. Tim Keane, 5336 3rd Ave, Kutak Rock
13. Unidentified speaker

The hearing was closed.

Bender moved to deny the appeal and adopt staff findings. On voice vote, the motion passed.

3. Conditional use permit, variance, and site plan review appeal: M. Michelle Coady, 3100 W River Pkwy ([2018-00589](#))

Considering an appeal submitted by M. Michelle Coady regarding the following decisions of the City Planning Commission (PLAN6054) for an addition to an existing school located at 3100 W River Pkwy, subject to conditions:

1. Approving a conditional use permit for an addition to an existing K-12 school.
2. Approving a conditional use permit to increase the maximum height in the R1 Single-family District from 2 1/2 stories, not to exceed 35 ft., to 4 stories, 53 ft. 8 in. for the addition and 64 ft. to the top of the steeple.
3. Approving a variance to allow surface parking to be located between the principal structure and the front lot lines facing W River Pkwy and 46th Ave S.
4. Approving the site plan review for an addition to an existing school.

4. Conditional use permit condition of approval appeal: Douglas R. Braithwaite, 3100 W River Pkwy ([2018-00594](#))

Considering an appeal submitted by Douglas R. Braithwaite regarding the decision of the City Planning Commission's condition of approval 3 to a conditional use permit (PLAN6054) approving an addition to an existing school located at 3100 W River Pkwy, subject to conditions.

Condition No. 3: A gate shall be maintained at the north property line to prevent vehicular access to and from the site via 47th Ave S. This gate shall be maintained through any future expansion of the school as a dead end condition only to be used for emergency vehicles.

Staff presentation regarding agenda items 3 and 4 by Shanna Sether, Community Planning & Economic Development Department.

The hearing regarding agenda items 3 and 4 was opened, and the following persons spoke:

1. Michelle Coady, appellant, 3236 48th Ave S
2. Douglas Braithwaite, appellant, 3100 47th Ave S
3. Donna Harris, on behalf of applicant, Minnehaha Academy
4. Mike Berg, on behalf of applicant, Cuningham Group Architecture
5. Carol Lansing, on behalf of applicant, Faegre Baker Daniels
6. Sharon Sayles-Belton, 3332 Edmund Blvd
7. Danielle Robinson, Minnehaha Academy
8. Irene Jones, Friends of the Mississippi River
9. Solomon O'Bert, Minnehaha Academy
10. Savannah Swytzer, Minnehaha Academy
11. Mitch Thompson, 3405 46th Ave S
12. Ty Thomas, 3300 46th Ave S, Minnehaha Academy
13. Mike Staloch, 3230 Edmund Blvd
14. Joe Huber, 2008 Bryant Ave S
15. Sara Christiansen, 3349 47th Ave S

16. Dan McConnell, 3317 47th Ave S, Minneapolis Building Trades Council
17. Alicia Belton, 2419 E Lake of the Isles Pkwy, Minnehaha Academy
18. Erik Romsaas, 3200 Edmund Blvd
19. John Guerra, 3027 47th Ave S
20. Melissa Johnson, 3234 44th Ave S
21. Winston Cavert
22. Serafina Scheel, 156 Bedford St
23. Ann Puglisi, 273 Minnesota Ave, Roseville

The hearing was closed.

Regarding agenda item 3, Gordon moved to deny the appeal, adopt staff findings, and approve the land use applications subject to the following:

1. Adding the following conditions to the conditional use permit for height:
 1. The height of the proposed steeple shall be reduced to 59 feet and six inches.
 2. The two classroom buildings shall be no higher than 46 feet.
 3. The applicant shall consult with the National Park Service to ensure that the materials and colors utilized for the exterior of the proposed additional buildings shall be natural and subdued in appearance to create visual continuity with the established natural treeline as viewed from the Mississippi River Trail.
 4. The applicant shall work with the Minneapolis Park and Recreation Board to provide native trees and other plantings to be planted in an existing open area on the eastern portion of the site to provide additional screening of the proposed addition.
2. Amending the following condition to the conditional use permit for height:
 1. ~~“The applicant shall work with CPED staff to identify areas on the first 40 feet~~ entirety of the building addition where bird safe glazing, as defined in Minneapolis Code of Ordinances Chapter 535.890, shall be incorporated.”
3. Adding the following condition to the conditional use permit for a K-12 school:
 1. A right turn only sign shall be posted for vehicles exiting the westernmost parking lot on 32nd St.
4. Amending the following condition to the site plan review:
 1. “The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code, and shall emphasize pollinator-friendly plantings.”

On voice vote, the motion passed.

Regarding agenda item 4, Gordon moved to grant the appeal and add the following condition to the conditional use permit for a K-12 school: “Parking and loading areas for the K-12 school shall be accessed from 32nd St E, and shall not be accessed from or have access to 47th Ave S. The Northwest Conference Center may continue to be accessed from 47th Ave S, but only if there is no internal circulation between the Northwest Conference Center parking lot and the K-12 school parking lot. The applicant shall seek an encroachment permit to locate a gate across 47th Ave S directly to the north of the

driveway entrance to the Northwest Conference Center.” On voice vote, the motion passed.

5. Vacation resolution correction: Minneapolis Public Schools, 2526 Emerson Ave S ([2018-00597](#))

Passage of Resolution amending Resolution 2018R-050 entitled “Vacating that part of the alley as created and dedicated in the plat of Anderson and Douglas Company's First Addition, according to the recorded plat thereof, Hennepin County, Minnesota, lying north of the westerly extension of a line parallel with and 16 feet south of the south line of Lot 8, Block 4, said Addition, and lying south of the westerly extension of a line parallel with and 5 feet south of the north line of Lot 7, Block 4, said Addition (Vacation File No. 1693),” passed Feb. 23, 2018, by updating the title and the legal language in the body of the resolution.

Schroeder moved to approve. On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 1:03 pm.

Reported by Ken Dahler, Council Committee Coordinator