

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
July 26, 2018

A regular meeting of the committee was convened at 10:04 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. On-site stormwater management requirements appeal: Doran Calhoun, LLC, 3200 Lake St W
[\(2018-00852\)](#)

Considering an appeal submitted by Doran Calhoun, LLC regarding the decision of the City Planning Commission (PLAN4420) denying the appeal of the decision of the Director of Surface Water & Sewers' determination that the proposed project is able to comply with on-site stormwater management requirement standards and is not eligible for participation in off-site stormwater management (payment in lieu).

Staff presentation by Jeremy Strehlo and Lisa Cerney, Public Works Department.

The hearing was opened, and the following persons spoke:

1. Kelly Doran, appellant, 7803 Glenroy Rd #300, Bloomington
2. Maria Henly, 3151 Dean Ct #304
3. Dudley Zhe, 3145 Dean Ct
4. Madeleine Henry, 3141 Dean Ct

The hearing was closed.

Goodman moved to grant the appeal, subject to the condition that the applicant shall manage stormwater onsite by installing a green roof or by another option approved by staff. On voice vote, the motion passed.

2. Conditional use permit, variance, and site plan review appeal: Amanda Tempel, 1717 Central Ave NE ([2018-00859](#))

Considering an appeal submitted by Amanda Tempel regarding the following decisions of the City Planning Commission (PLAN6416) to allow a new five-story mixed-use building located at 1717 Central Ave NE:

1. Approving a conditional use permit to increase the maximum building height.
2. Approving a variance to increase the maximum floor area ratio.
3. Approving a site plan review for a new five-story mixed-use building with 78 dwelling units and 13,000 square feet of commercial space.

Staff presentation by Peter Crandall and Jason Wittenberg, Community Planning & Economic Development Department.

The hearing was opened, and the following persons spoke:

1. Amanda Tempel, appellant, 1706 Tyler St NE, Northeast Park Neighborhood Association (NEPNA)
2. Max Heitzmann, on behalf of applicant, 201 W Broadway, Master Properties
3. David Donnelly, 1622 Polk St NE
4. Joe Bove, 1327 22nd Ave NE
5. Ron Lifson, 1716 Tyler St NE
6. Mark Tempel, 1706 Tyler St NE, NEPNA

The hearing was closed.

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

3. Conditional use permit and variance appeal: Eric Amel and Gayla Lindt, 3326, 3338, and 3350 University Ave SE ([2018-00862](#))

Considering an appeal submitted by Eric Amel and Gayla Lindt regarding the following decisions of the City Planning Commission (PLAN6619) to allow a planned unit development for a new 14-story mixed-use building with 208 dwelling units and 34,000 square feet of commercial space on the property located at 3326, 3338, and 3350 University Ave SE:

1. Approving a conditional use permit to allow a new 14-story mixed use development with 208 units and 34,000 square feet of commercial space, subject to conditions.
2. Approving a variance to reduce the rear yard setback along the adjacent residential property from 31 feet to 10 feet for the residential tower.

4. Conditional use permit, variance, and site plan review appeal: Trina Porte, 3326, 3338, and 3350 University Ave SE ([2018-00864](#))

Considering an appeal submitted by Trina Porte regarding the following decisions of the City Planning Commission (PLAN6619) to allow a planned unit development for a new 14-story mixed-use building with 208 dwelling units and 34,000 square feet of commercial space on the property located at 3326, 3338, and 3350 University Ave SE:

1. Approving a conditional use permit to allow a new 14-story mixed use development with 208 units and 34,000 square feet of commercial space, subject to conditions.
2. Approving a variance to reduce the rear yard setback along the adjacent residential property from 31 feet to 10 feet for the residential tower.
3. Approving a site plan review for a new 14-story mixed use building with 34,000 square feet of commercial uses, subject to conditions.

Staff presentation regarding items 3 and 4 by Peter Crandall, Community Planning & Economic Development Department.

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

1. Trina Porte, appellant, 2900 University Ave SE #211
2. Gayla Lindt, appellant, 1 Seymour Ave SE
3. Eric Amel, appellant, 1 Seymour Ave SE
4. Mike Krych, on behalf of applicant, 222 N 2nd St, BKV Group
5. Mark Savin, on behalf of applicant, 200 S 6th St, Fredrikson & Byron
6. Susan Larson-Fleming, 147 Orlin Ave SE, Prospect Park Association (PPA)
7. Laura Preus, 60 Seymour Ave SE
8. Paul Kellogg, 25 Clarence Ave SE
9. David Gundale, 29 Clarence Ave SE
10. Will Watkins, 59 Seymour Ave SE, PPA
11. Bridget Ferguson, 65 Clarence Ave SE
12. Lisa Holton, 35 Clarence Ave SE
13. Martha Joy, 17 Seymour Ave SE, PPA
14. Steve Miles, 1517 E River Pkwy
15. John Wike, 76 Seymour Ave SE
16. John Kari, 169 Malcolm Ave SE, PPA
17. John Cushing, 17 Seymour Ave SE
18. Gary Gardner, 21 Seymour Ave SE
19. Ann Verme, 230 Emerald St SE
20. Serafina Scheel, PPA
21. Florence Littman, 76 Clarence Ave SE
22. Matthew Zerby, 3348 Prospect Ter

The hearing was closed.

Gordon moved to deny the appeals, adopt staff findings, and approve the land use applications subject to the following:

1. Adding the following conditions to the conditional use permit for a planned use development:
 1. The developer shall work with the property owners of directly adjacent property to implement screening and other measures to reduce the visual impact of the proposed 14-story mixed-use building.
 2. The developer shall strive to achieve LEED standards or similar contemporary sustainable guidelines for the construction process, the building materials and operation.
2. Adding the following condition to the site plan review:
 1. The developer shall confer with a historical consultant to identify and mitigate to the extent practical any potential impact on nearby historic properties, including the Witch's Hat water tower.

On voice vote, the motion passed.

5. Sign regulation ordinance ([2018-00146](#))

1. Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations related to signs:
 1. Chapter 520 Introductory Provisions.
 2. Chapter 543 On-Premises Signs.
2. Passage of Ordinance amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances relating to Zoning Code: Overlay Districts, amending regulations related to signs.

Staff presentation by Brad Ellis, Community Planning & Economic Development Department.

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

6. Signage on primary building wall ordinance ([2018-00140](#))

Returning to author the subject matter of an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending requirements that signage be placed on the primary building wall:

1. Chapter 520 Introductory Provisions.
2. Chapter 543 On-Premises Signs.

Schroeder moved to return to author. On voice vote, the motion passed.

7. Real estate signage ordinance ([2018-00141](#))

Returning to author the subject matter of an ordinance amending Title 20, Chapter 543 of the Minneapolis Code of Ordinances relating to Zoning Code: On-Premises Signs, amending real estate sign provisions.

Schroeder moved to return to author. On voice vote, the motion passed.

8. Commercial murals ordinance ([2018-00142](#))

Returning to author the subject matter of an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations related to commercial murals:

1. Chapter 520 Introductory Provisions.
2. Chapter 543 On Premises Signs.

Schroeder moved to return to author. On voice vote, the motion passed.

9. Rezoning: Greomar Properties, LLC, 136 Cedar Lake Rd N ([2018-00839](#))

1. Approving an application submitted by Greomar Properties, LLC to rezone (PLAN6569) the properties located at 136 Cedar Lake Rd N from the R2B Two-family District to the R3 Multiple-family District to allow three units in an existing building.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

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

10. Rezoning: Ari Parritz, 3326, 3338, and 3350 University Ave SE ([2018-00887](#))

1. Approving an application submitted by Ari Parritz to rezone (PLAN6619) the properties located at 3326, 3338, and 3350 University Ave SE from the C1 Neighborhood Commercial District to the C3A Community Activity Center District to construct a new 14-story mixed-use building with 208 dwelling units and approximately 34,000 square feet of commercial space.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

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

11. Development project at 3326, 3338, and 3350 University Ave SE: HPC Staff Direction ([2018-00903](#))

Directing staff to work with the Historic Preservation Commission to review how PLAN6619 and future development in the area may impact the viewshed from and to the Prospect Park Witch's Hat Tower, and to determine if such viewsheds are worthy of protection and how that might be accomplished.

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

With no further business to transact, the meeting adjourned at 1:22 pm.

Reported by Ken Dahler, Council Committee Coordinator