

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
March 1, 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. Zoning Board of Adjustment appointments ([2018-00131](#))
 1. Approving the following Council appointment to the Zoning Board of Adjustment for a three-year term beginning Jan. 1, 2018, and ending Dec. 31, 2020: Taylor Cooper, Seat 1, Ward 6.
 2. Approving the following Council reappointments to the Zoning Board of Adjustment for three-year terms beginning Jan. 1, 2018, and ending Dec. 31, 2020: Jacob Saufley, Seat 2, Ward 10; and Matt Perry, Seat 3, Ward 13.

The public hearing was opened, and the following person spoke:

1. Jacob Saufley, 3019 Bryant Ave S

The public hearing was closed.

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

2. Conditional use permit, variance, and site plan review appeal: Shane LaFave, on behalf of Sherman Associates, 3801 Hiawatha Ave ([2018-00200](#))

Considering an appeal submitted by Shane LaFave, on behalf of Sherman Associates, regarding the following decisions of the City Planning Commission (PLAN4859) for a new two-story commercial building at 3801 Hiawatha Ave:

1. Denying a conditional use permit to allow for an amendment to a planned unit development in the C3A District to allow for the construction of a two-story building.
2. Denying a variance of the PO/Pedestrian Oriented Overlay District Standards to allow for a surface parking to span more than 40 feet of street frontage.
3. Denying a variance of the PO/Pedestrian Oriented Overlay District Standards to allow for the development to have a floor area ratio less than 1.0.
4. Denying the site plan review to allow for the construction of a new two-story commercial building.

Staff presentation by Aaron Hanauer, Community Planning & Economic Development.

The hearing was opened, and the following person spoke:

1. Shane LaFave, Sherman Associates, appellant

The hearing was closed.

Schroeder moved to deny the appeal. On voice vote, the motion passed.

3. Rezoning: Urbanworks Architecture, 901 12th Ave SE, 901 1/2 12th Ave SE, 913 12th Ave SE, 1200 Brook Ave SE, and 1206 Brook Ave SE ([2018-00238](#))
 1. Approving an application submitted by Urbanworks Architecture to rezone (PLAN5726) the properties located at 901 12th Ave SE, 901 1/2 12th Ave SE, 913 12th Ave SE, 1200 Brook Ave SE, and 1206 Brook Ave SE to add the IL Industrial Living Overlay District (retaining the UA University Area Overlay District) to redevelop the former Bunge Grain Elevator site to 145 dwelling units of multiple-family housing.
 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.

With no further business to transact, the meeting adjourned at 10:14 am.

Reported by Ken Dahler, Council Committee Coordinator