

REPORT TO THE CITY COUNCIL FROM  
**ZONING & PLANNING COMMITTEE**  
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL  
November 12, 2015

A regular meeting of the committee was convened at 9:36 a.m. on this date.

Members Present: Council Members Lisa Bender, Andrew Johnson, Barbara Johnson, Kevin Reich

Members Absent: Council Members Lisa Goodman, Abdi Warsame

Chair Bender motioned to amend the agenda by pulling item #7 from Consent and placing it as an item under Discussion.

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

1. Parking area variances appeal: Bryan Walters, 3515 2nd Ave S ([15-01374](#))

Considering an appeal submitted by Bryan Walters, on behalf of Silver Tree, LLC, of the decision of the Zoning Board of Adjustment denying the following variance applications (BZZ-7189) to allow a parking area for the property located at 3515 2nd Ave S:

1. Variance to reduce the minimum drive aisle requirement.
2. Variance to allow less than 6 feet separation between a parking area and habitable space of a dwelling.
3. Variance to allow a parking area in a required interior side yard adjacent to the south lot line.

Staff presentation by Janelle Widmeier.

The public hearing was opened at 9:52 a.m. and the following persons spoke:

There were three persons who gave public testimony, however no one signed in on the speaker sheet.

Seeing no further persons wishing to speak, the public hearing closed at 10:04 a.m.

On motion by B. Johnson, carried on voice vote, the appeal was approved and staff was directed to prepare Findings.

2. Floor area ratio variance appeal: Giancarlo Casale, 113 E 26th St ([15-01375](#))

Considering an appeal submitted by Giancarlo Casale of the decision of the City Planning Commission approving a variance (BZZ-7381) to increase the maximum Floor Area Ratio (FAR) from the permitted 2.04 to 2.38 to allow for the construction of a new mixed-use building with ground floor commercial space and 70 dwelling units, for the property located at 113 E 26th St.

Staff presentation by Hilary Dvorak.

The public hearing was opened at 10:10 a.m. and the following persons spoke:

There were seven speakers who gave public testimony, however no one signed in on the speaker sheet.

Seeing no further persons wishing to speak, the public hearing closed at 11 a.m.

On motion by Bender, carried on voice vote, the appeal was denied.

3. Non-conforming use appeal: Basim Sabri, on behalf of Karmel Properties, LLC, 2910-2936 Pillsbury Ave S ([15-01434](#))

Considering an appeal submitted by Basim Sabri, on behalf of Karmel Properties, LLC, of the decision of the City Planning Commission approving land use applications (BZZ-7324) for the expansion of a

non-conforming use with an added sixth condition, for additions to the 1st, 2nd, 3rd, and 4th floors for new tenant space, for the property located at 2910-2936 Pillsbury Ave S.

Staff presentation by Andrew Liska.

The public hearing was opened at 11:06 a.m. and the following persons spoke:

There were 9 persons who gave public testimony, however no one signed in on the speaker sheet.

Seeing no further persons wishing to speak, the public hearing closed at 11:40 a.m.

On motion by Bender, carried on voice vote, the appeal was denied and staff was directed to prepare findings.

Items 4-6 and 8-12 were introduced by Chair Bender as the Consent agenda, and the following actions were taken:

4. Landmark designation: Minnesota Spokesman-Recorder Building, 3744 4th Ave S ([15-01390](#))

Passage of Resolution approving the landmark designation (BZH-28269) of the Minnesota Spokesman-Recorder Building located at 3744 4th Ave S, subject to conditions.

On motion by Bender, carried on voice vote, the matter was approved.

5. Landmark designation: Anson Brooks Mansion, 2445 Park Ave ([15-01377](#))

Passage of Resolution approving the landmark designation (BZH-27790) of the Anson Brooks Mansion located at 2445 Park Ave, subject to conditions.

On motion by Bender, carried on voice vote, the matter was approved.

6. Rezoning: Jeremy Stanbary, 1313 Chestnut Ave ([15-01376](#))

1. Approving an application submitted by Jeremy Stanbary to rezone (BZZ-7387) the property located at 1313 Chestnut Ave, by adding the Industrial Living Overlay District to the existing LI Light Industrial District and DP Downtown Parking Overlay District, to allow the addition of an indoor theater.

2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

On motion by Bender, carried on voice vote, the matter was approved.

The following was moved from Consent and placed as a Discussion item.

7. Loring Park Rezoning Study ([15-01435](#))

1. Approving the Loring Park Rezoning Study and adopting staff findings, including the finding that obtaining consent signatures for the rezoning of properties from residential to commercial in the Loring Park Rezoning Study would be impractical.

2. Approving the zoning map amendment for the rezoning of parcels, noting the following:

1. Keep the zoning of the Basilica properties OR3 rather than OR2 (15 16th St N, 1601 Laurel Ave, and 1604 Laurel Ave).

2. Keep the zoning of the St. Mark's property OR3 rather than OR2 (515 Oak Grove St).

3. Staff shall return to the City Planning Commission with recommendations related to Phase II of their recommendation within 12 months.

4. Staff shall reopen the small area plan policy guidance related to built form to reflect the decisions made in the zoning update.

3. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps.

On motion by Bender, carried on voice vote, the matter was approved with the following amendment: rezone the St. Mark's property OR2 (515 Oak Grove St).

8. Webber Park Library vacations: Hennepin County, 45th Ave N and Humboldt Ave area ([15-01436](#))
  1. Approving an application submitted by Hennepin County to vacate the remainder of the alley in James Gillespie's Fourth Addition from Humboldt Ave N easterly for approximately 179.32 feet to a dead end.
  2. Passage of Resolution approving Vac-1639.
  3. Approving an application submitted by Hennepin County to vacate 45th Ave N from Humboldt Ave N easterly to the cul-de-sac, subject to the provision of an easement to CenterPoint Energy.
  4. Passage of Resolution approving Vac-1640.

On motion by Bender, carried on voice vote, the matter was approved.

9. Webber Park Library rezonings: Hennepin County, portions of 45th Ave N and Humboldt Ave ([15-01437](#))
  1. Approving an application submitted by Hennepin County to rezone (BZZ-7378) the following properties, to construct a new library:
    1. The properties located at 1407, 1411, 1413, and a portion of 1423 45th Ave N, from the R4 District to the C1 District.
    2. A portion of the property located at 1423 45th Ave N, from the C2 Neighborhood Corridor Commercial District to the C1 Neighborhood Commercial District.
    3. A small portion of the property located at 4414 Humboldt Ave N, from the C2 Neighborhood Corridor Commercial District to the C1 Neighborhood Commercial District.
  2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

On motion by Bender, carried on voice vote, the matter was approved.

10. Snow storage ([15-01047](#))

Referring to staff the following ordinances amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning, amending regulations related to snow storage:

1. Chapter 520 relating to Introductory Provisions.
2. Chapter 525 relating to Administration and Enforcement.
3. Chapter 530 relating to Site Plan Review.
4. Chapter 535 relating to Regulations of General Applicability.
5. Chapter 536 relating to Specific Development Standards.
6. Chapter 546 relating to Residence Districts.
7. Chapter 547 relating to Office Residence Districts.
8. Chapter 548 relating to Commercial Districts.
9. Chapter 549 relating to Downtown Districts.

10. Chapter 550 relating to Industrial Districts.

11. Chapter 551 relating to Overlay Districts.

On motion by Bender, carried on voice vote, the matter was referred to staff.

11. Fence regulations ([15-01371](#))

Referring to staff an ordinance amending Title 20, Chapter 535 of the Minneapolis Code of Ordinances relating to Zoning Code: Regulations of General Applicability, amending regulations for fences.

On motion by Bender, carried on voice vote, the matter was referred to staff.

12. Linden Hills Zoning Overlay District ([15-01366](#))

Referring to staff the following ordinances amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, for first reading and referral to the Zoning & Planning Committee, revising the Linden Hills Overlay District and Pedestrian Oriented Overlay District and amending the zoning map as part of a rezoning study consistent with the guidance of the Linden Hills Small Area Plan:

1. Chapter 521 relating to Zoning Districts and Maps Generally.
2. Chapter 551 relating to Overlay Districts.

On motion by Bender, carried on voice vote, the matter was referred to staff.

13. Housing inventory update ([15-01438](#))

Receiving and filing a housing inventory update in response to City Council's Dec. 10, 2014, adopted 2015 budget staff direction to Community Planning & Economic Development.

An introduction was given by staff Kjersti Monson; staff presentation by Brian Schaffer.

On motion by Bender, carried on voice vote, the item was received and filed.

Seeing no further business to transact, the meeting adjourned at 12:18 p.m.

Reported by Diana Armstrong, Council Committee Coordinator