

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
July 30, 2015, 2015

A regular meeting of the committee was convened at 9:30 a.m. on this date.

Members Present: Council Members Lisa Bender (Chair), Andrew Johnson, Barbara Johnson, Kevin Reich, Abdi Warsame

Members Absent: Council Member Lisa Goodman

Chair Bender called introduced the first public hearing item on the agenda, and called on staff Janelle Widmeier to present.

1. Variance appeal: John Fena and Edwin Schumacher, 1407 Emerson Ave N ([15-00921](#))

Considering an appeal submitted by John Fena and Edwin Schumacher of the decision of the Zoning Board of Adjustment, notwithstanding staff recommendation, denying a variance (BZZ-7196), based on findings 1 and 2, of the accessory dwelling unit standards to allow an exterior stair as the principal access to an accessory dwelling unit that is internal to the single-family dwelling located at 1407 Emerson Ave N.

The public hearing was opened at 9:42 a.m. and the following persons gave testimony:

- a. John Fena, 1407 Emerson Ave N (appellant)

Seeing no further persons wishing to speak, the public hearing closed at 9:46 a.m.

On motion by B. Johnson, carried on voice vote, the appeal was granted and CPED staff findings were adopted.

Staff Janelle Widmeier presented agenda item #2.

2. Variance appeal: Tim Prinsen, 3213 E Lake Calhoun Parkway ([15-00922](#))

Considering an appeal submitted by Tim Prinsen of the decision of the Zoning Board of Adjustment denying a variance (BZZ-7194) of the accessory dwelling unit standards to increase the maximum size of a detached accessory dwelling unit, including area intended to be used for the parking of vehicles, from 1,000 square feet to 1,563 square feet, for the single-family dwelling located at 3213 E Lake Calhoun Parkway.

The public hearing was opened at 9:54 and the following persons spoke:

- a. Tim Prinsen, appellant, 3213 E Lake Calhoun Parkway

Seeing no further persons wishing to speak, the public hearing closed at 10:00 a.m.

On motion by Bender, carried on voice vote, the appeal was granted and the City Attorney's Office was directed to draft Findings of Fact.

Staff Janelle Widmeier presented item #3.

3. Variance appeals: Stephen Chan, 1101 7th St SE ([15-00923](#))

Considering an appeal submitted by Stephen Chan of the decision of the Zoning Board of Adjustment denying the following variances (BZZ-7187) to allow a driveway with two parking spaces for the single-family dwelling located at 1101 7th St SE:

- a. Variance to reduce the minimum interior side yard requirement from 5 feet to 3.7 feet to allow parking.
- b. Variance to allow a surface parking space to be located less than 6 feet from the habitable space of a dwelling.
- c. Variance of the UA University Area Overlay District standards to allow parking outside of the rear 25 feet of a lot.

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

- a. Stephen Chan, appellant, 1101 7th St SE

Seeing no further persons wishing to speak, the public hearing closed at 10:26 a.m.

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

Item 4 was introduced and staff Lisa Steiner presented.

4. Variance and site plan review appeals: Carol Lansing, on behalf of Shorenstein Realty Services, 100 Washington Ave S ([15-00924](#))

Considering an appeal submitted by Carol Lansing, on behalf of Shorenstein Realty Services, of the following decisions of the City Planning Commission regarding land use applications (BZZ-7172) at 100 Washington Ave S:

- a. A condition of approval for a variance of the plaza development standards to reduce the required amount of seating.
- b. A condition of approval for a site plan review application, specifically those conditions related to screening of the parking area.
- c. A denial of a variance of the maximum size of a freestanding sign.

The public hearing was opened at 10:40 a.m. and the following persons spoke:

- a. Carol Lansing

Chair Bender motioned to deny the appeal.

B. Johnson moved a substitute motion to approved parts a. and c. and deny part b.

Chair Bender moved to change her motion to send forward without recommendation.

B. Johnson then withdrew her previous motion.

On motion by Bender, approved on voice vote, the appeal was sent forward without recommendation.

Chair Bender introduced the last public hearing item on the agenda and called on staff Mei Ling Smith to present.

5. Conditional use permit appeal: Brandon P. Boyd, on behalf of Building Materials Manufacturing Corporation, 50 and 74 Lowry Ave N ([15-00925](#))

Considering an appeal submitted by Brandon P. Boyd, on behalf of Building Materials Manufacturing Corporation, of the decision of the City Planning Commission, notwithstanding staff recommendation, denying the conditional use permit (BZZ-7205) for a 71-foot tall heater and odor mitigation unit at 50 and 74 Lowry Ave N.

The public hearing was opened at 10:59 a.m. and the following persons spoke:

- b. Jim Doten
- c. Nancy Przymus, 220 S California St NE
- d. Susan Armington, 22015 California St NE
- e. Philip Harder, 22014 Marshall St NE
- f. Anna Bierbauer, 2401 Marshall St NE
- g. John Winton

Seeing no further persons wishing to speak, the public hearing closed at 11:25 a.m.

On motion by B. Johnson, carried on voice vote, the appeal was granted and CPED staff findings were adopted.

Items 6-11 were introduced by Chair Bender as the Consent agenda, and the following actions were taken:

6. Rezoning: Cornell Lavette Moore, 4712 Longfellow Ave ([15-00926](#))

Adopting by Ordinance the approval of an application submitted by Cornell Lavette Moore to rezone (BZZ-7215) the property located at 4712 Longfellow Ave from the OR2 High Density Office Residence District to the C2 Neighborhood Corridor Commercial District to make the existing parking lot a conforming use.

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

7. Vacation: Superior Plating Site Redevelopment, 315 1st Ave NE and 101, 115, 119, and 125 4th St NE ([15-00927](#))

Adopting by Resolution the approval of an application submitted by LMC NE Minneapolis Holdings, LLC, to vacate (VAC-1645) a portion of an existing utility easement.

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

8. Vacation: Joseph Smith, portion of an alley bounded by Robbins St, W 54th St, Cumberland Rd and Upton Ave S ([15-00928](#))

Denying an application submitted by Joseph Smith to vacate (VAC-1647) a remnant portion of an existing alley located in Block 5, South Gate Terrace 2nd Division, bounded by Robbins St, W 54th St, Cumberland Rd, and Upton Ave S.

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

9. Lowry Ave NE Corridor Plan and Implementation Framework ([15-00905](#))

Approving the Lowry Ave NE Corridor Plan and Implementation Framework and amending the policy guidance for the area into the City's Comprehensive Plan with the following conditions:

- a. The Comprehensive Plan amendment is subject to final review and approval by the Metropolitan Council.
- b. Additional transportation planning and design work will be necessary for development and implementation of the Nicollet-Central Streetcar. The features and recommendations of this plan will be referenced in that planning process and reevaluated in conjunction with the larger project. They may be adjusted, refined, or updated if necessary.
- c. The features and recommendations of this plan will be used to guide preparation of an updated comprehensive plan in upcoming years. As with all small area plans, features and

recommendations of this plan will be reevaluated and may be adjusted or updated in the next update to the Comprehensive Plan.

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

10. Multi-family, mixed use, and nonresidential development standards ordinances ([15-00856](#))

Referring to staff the following ordinances amending Title 20 of the Minneapolis Code relating to Zoning Code, amending development standards for multi-family, mixed use, and nonresidential development:

- a. Chapter 520 relating to Introductory Provisions.
- b. Chapter 525 relating to Administration and Enforcement.
- c. Chapter 527 relating to Planned Unit Development.
- d. Chapter 530 relating to Site Plan Review.
- e. Chapter 531 relating to Nonconforming Uses and Structures.
- f. Chapter 535 relating to Regulations of General Applicability.
- g. Chapter 536 relating to Specific Development Standards.
- h. Chapter 537 relating to Accessory Uses and Structures.
- i. Chapter 541 relating to Off-Street Parking and Loading.
- j. Chapter 546 relating to Residence Districts.
- k. Chapter 547 relating to Office Residence Districts.
- l. Chapter 548 relating to Commercial Districts.
- m. Chapter 549 relating to Downtown Districts.
- n. Chapter 550 relating to Industrial Districts.
- o. Chapter 551 relating to Overlay Districts.

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

11. Parking lot standards ordinances ([15-00857](#))

Referring to staff the following ordinances amending Title 20 of the Minneapolis Code relating to Zoning Code, amending standards for parking lots:

- a. Chapter 520 relating to Introductory Provisions.
- b. Chapter 525 relating to Administration and Enforcement.
- c. Chapter 530 relating to Site Plan Review.
- d. Chapter 531 relating to Nonconforming Uses and Structures.
- e. Chapter 535 relating to Regulations of General Applicability.
- f. Chapter 536 relating to Specific Development Standards.
- g. Chapter 537 relating to Accessory Uses and Structures.
- h. Chapter 541 relating to Off-Street Parking and Loading.
- i. Chapter 546 relating to Residence Districts.
- j. Chapter 547 relating to Office Residence Districts.
- k. Chapter 548 relating to Commercial Districts.
- l. Chapter 549 relating to Downtown Districts.
- m. Chapter 550 relating to Industrial Districts.
- n. Chapter 551 relating to Overlay Districts.

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

The single item of discussion on the agenda was introduced and Kjersti Monson presented, followed by Haila Maze.

12a. Innovation District designation ([15-00931](#))

Approving Resolution creating an Innovation District designation.

On motion by Reich, carried on voice vote, the resolution creating an Innovation District designation was approved.

12b. University Avenue Innovation District redevelopment ([15-00954](#))

Approving Resolution supporting the redevelopment of the University Avenue Innovation District.

On motion by Reich, carried on voice vote, the resolution supporting the redevelopment of the University Avenue Innovation District redevelopment was sent forward without recommendation to the CD&RS and T&PW Committees.

Seeing no further business to transact, the meeting adjourned at 12 noon.

Reported by Diana Armstrong, Council Committee Coordinator