

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
January 7, 2016

A regular meeting of the committee was convened at 9:35 a.m. on this date.

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

On motion by Bender, carried on voice vote, the agenda was amended by adding a rezoning application for the property located at 2929 University Ave.

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

1. Fence height variance appeal: Melisa Pollak, 2012 Cedar Lake Parkway ([16-00047](#))

Considering an appeal submitted by Melisa Pollak regarding the decision of the Zoning Board of Adjustment denying a variance (BZZ-7457) to increase the maximum permitted height of a fence in the established front yard from 3 feet to 6 feet for the property located at 2012 Cedar Lake Parkway.

Staff presentation by Andrew Liska.

The public hearing was opened and the following persons spoke.

1. Melisa Pollak, 2012 Cedar Lake Pkwy
2. Brenda Langton/Timothy Kane, 2004 Cedar Lake Pkwy
3. David Pollak, 2012 Cedar Lake Pkwy

Seeing no further persons wishing to speak, the public hearing was closed.

On motion by Goodman, carried on voice vote, the appeal was granted and staff was directed to draft Findings.

2. Variance and site plan review appeal: Wells Fargo, 1505 W Lake St ([16-00048](#))

Considering an appeal submitted by Lori Smith, on behalf of Wells Fargo, regarding the following decisions of the City Planning Commission for a new 4,500 square foot, single-story bank building with a drive through located at 1505 W Lake Street:

1. Denying a variance (BZZ-7463) of the maximum parking requirement.
2. Approving condition of approval #3 for the Site Plan Review application, limiting the number of parking stalls to 17.

Staff presentation by Kimberly Holien.

The public hearing was opened and the following persons spoke.

1. Brian Reno, applicant/Wells Fargo
2. Sally Hed, 3029 Humboldt

Seeing no further persons wishing to speak, the public hearing was closed.

On motion by B. Johnson, carried on voice vote, the appeal related to the variance was granted to allow a total of 25 parking spaces, conditioned on the applicant working with staff to identify opportunities for shared parking with neighboring entities when the bank is closed.

On motion by Bender, carried on voice vote, the appeal related to condition of approval #3 of the site plan review was granted to allow a maximum of 25 parking spaces.

3. Certificate of Appropriateness appeal: Schafer Richardson, 112 E Hennepin Ave ([16-00049](#))

Considering an appeal submitted by Schafer Richardson regarding four conditions of approval by the Heritage Preservation Commission decision approving a Certificate of Appropriateness application (BZH-28900) to allow exterior alterations to the 112 E Hennepin Building and 116 E Hennepin building, and to allow a new six story building to be constructed attached to the historic buildings, for the property located at 112 E Hennepin Ave.

Staff presentation by Lisa Steiner.

The public hearing was opened and the following persons spoke.

1. Aaron Roseth, applicant

Seeing no further persons wishing to speak, the public hearing was closed.

On motion by B. Johnson, carried on voice vote, the appeal was granted for conditions of approval #4, #5, and #9, and condition of approval #10 was withdrawn by the applicant.

4. Zoning Board of Adjustment reappointments ([16-00050](#))

Setting a public hearing for the January 21, 2016, Zoning & Planning Committee to consider the reappointments of Ami Thompson, Eric Johannessen, and Richard Sandberg to the Zoning Board of Adjustment for terms to run January 1, 2016, through December 31, 2018.

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

5. Rezoning: Alexander Roberts, 528 University Ave SE ([16-00051](#))

1. Approving an application submitted by Alexander Roberts to rezone (BZZ-7292) the property located at 528 University Ave SE, from the R5 Multiple-family District to the C1 Neighborhood Commercial District, to expand a restaurant and establish a 5-room hotel.
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.

6. Landmark designation: 404 West Broadway ([16-00052](#))

Passage of Resolution approving the landmark designation (BZH-28284) of 404 West Broadway, subject to conditions.

Staff presentation by Jim Voll.

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

7. Landmark designation: 410 West Broadway ([16-00053](#))

Denying the landmark designation (BZH-28284) of 410 West Broadway.

Staff presentation by Jim Voll.

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

The following item was added to the agenda as Consent.

8. Rezoning: Rick Filler, 2929 University Ave SE ([16-00055](#))
 1. Approving an application submitted by Rick Filler, on behalf of HIC/CA Prospect Park JV, LLC, to rezone (BZZ-7438) the property located at 2929 University Ave SE, from the LI Light Industrial District to the C3A Commercial Activity Center District and remove the IL Industrial Living Overlay District, to construct a mixed-use building including the 336 dwelling units (547 beds), approximately 41,000 square feet of commercial space and a total of 358 parking spaces.
 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.

Seeing no further business to transact, the meeting adjourned at 11 a.m.

Reported by Diana Armstrong, Council Committee Coordinator