

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
January 21, 2016

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

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

Members Absent: Council Member Abdi Warsame

On motion by Bender , carried on voice vote, the agenda was amended to move item #3, a rezoning for the property located at 1844 Central Ave NE, from Consent to Discussion.

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

1. Side yard setback variance appeal: Mount Olivet Careview Home, 5517 Lyndale Ave S ([16-00083](#))

Considering an appeal submitted by Tim Hokanson of Mount Olivet Careview Home, regarding the City Planning Commission decision denying a variance (BZZ-7408) to decrease the south interior side yard setback from 13 feet to 6 feet, on a 36,184 square foot building addition to an existing board and care home/nursing home/assisted living facility located at 5517 Lyndale Ave S.

Staff presentation by Kimberly Holien.

The public hearing was opened and the following persons spoke.

1. Dave Wolterstroff, 381 E Kellogg Blvd, St. Paul
2. Michael Granham, 5515 Garfield Ave

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

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

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

Approving the following Council reappointments for three-year terms beginning January 1, 2016, and ending December 31, 2018:

1. Ami Thompson, Seat 4, Ward 2.
2. Eric Johannessen, Seat 5, Ward 12.
3. Richard Sandberg, Seat 6, Ward 7.

The public hearing was opened; seeing no one in the audience who wished to speak, the public hearing was closed.

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

3. Rezoning: Zulfe Enterprises Inc., 1844 Central Ave NE ([16-00084](#))

1. Approving an application submitted by Zulfe Enterprises Inc to rezone (BZZ-7470) the property located at 1844 Central Ave NE, from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District, to allow for tobacco sales in the Ransom Dollar Store.

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

Staff presentation by Aaron Hanauer.

On motion by Reich, carried on voice vote, the rezoning was denied and staff was directed to draft Findings.

4. Alley vacation: Lutheran Church of the Good Shepherd, 4801 France Ave S ([16-00085](#))
 1. Approving an application submitted by Lutheran Church of the Good Shepherd to vacate a 23-foot portion of the alley in the block bounded by France Ave S, 48th St W, Ewing Ave S and 49th St W.
 2. Passage of Resolution approving Vac-1653.

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

5. Inclusionary zoning regulations ([15-01554](#))

Referring to staff an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations related to inclusionary zoning:

1. Chapter 520 Introductory Provisions.
2. Chapter 521 Zoning Districts and Maps Generally.
3. Chapter 525 Administration and Enforcement.
4. Chapter 527 Planned Unit Development.
5. Chapter 530 Site Plan Review.
6. Chapter 535 Regulations of General Applicability.
7. Chapter 536 Specific Development Standards.
8. Chapter 541 Off-Street Parking and Loading.
9. Chapter 546 Residence Districts.
10. Chapter 547 Office Residence Districts.
11. Chapter 548 Commercial Districts.
12. Chapter 549 Downtown Districts.
13. Chapter 550 Industrial Districts.
14. Chapter 551 Overlay Districts.

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

Seeing no further business to transact, the meeting adjourned at 10:00 a.m.

Reported by Diana Armstrong, Council Committee Coordinator