

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
June 9, 2016

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

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

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

1. Certificate of Appropriateness appeal: Matt Janzen, 721 N 1st St ([16-00767](#))

Considering an appeal submitted by Matt Janzen regarding the Heritage Preservation Commission decision approving a Certificate of Appropriateness application (BZH-29079) to allow the construction of a new residential building located at 721 N 1st St.

Staff presentation by Hilary Dvorak.

The public hearing was opened and the following persons spoke:

1. Charlene Roise, 100 N First St
2. unclear
3. unclear
4. Christopher Deck, 708 N 1st St
5. Aiyanna Ruggiero, 708 N 1st St
6. Laura Jemison, 708 N 1st St
7. Tim Harmston, 3223 Central Ave NE
8. Richard Rubenstein, 708 N 1st St
9. unclear
10. Matt Jemison
11. Steve Kramer, Downtown Council
12. Meg Kall

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

On motion by A. Johnson, carried on voice vote, the appeal was denied, staff findings were adopted, and the committee modified the project's conditions of approval by adding the following: the exterior materials used on the 8th Ave and 2nd Street facades are to be brick, conforming with nearby buildings.

2. Certificate of Appropriateness appeal: Chris Osmundson, Alatus LLC, 200 Central Ave SE and 113 2nd St SE ([16-00765](#))

Considering an appeal submitted by Alatus LLC regarding the following Heritage Preservation Commission decisions:

1. Condition of Approval #2 of the Certificate of Appropriateness (BZH-29057), approving the demolition of the St. Anthony Commercial Club building, located at 200 Central Ave SE in the Saint Anthony Falls Historic District, requiring that the developer will make the Commercial Club building widely available (through a website or other means) for a period of six months to allow the options of relocation for reuse to be explored.
2. Denying a Certificate of Appropriateness application (BZH-29058), notwithstanding staff recommendation, to allow for construction of a new 40-story, mixed-use building for the property located at 200 Central Ave SE and 113 2nd St SE in the Saint Anthony Falls Historic District.

Staff presentation by Hilary Dvorak.

The public hearing was opened and the following persons spoke:

1. Bob Lux
2. Carol Lansing
3. Aaron Roseth
4. Gretchen Camp
5. Arvonne Fraser, 110 Bank St
6. Daniel Jacobson, 110 1st Ave NE
7. Scott Parkin, 45 University Ave
8. Dan McConnell, 312 Central Ave S
9. George Carlson, 110 Bank St
10. Hung Russell, 612 4th St SE
11. Bill McCreavey
12. Mark Laverty, 3021 Florida Ave
13. Brian Hara, 2929 Chicago Ave
14. Peter Goelzer, 100 2nd St SE
15. Steve Kramer, Downtown Council
16. Bill Griffith, 8300 –
17. Dale Herron, 110 Bank St
18. Nathan Dungan, 110 Bank St SE
19. Erich Wunderlich, 413 5th St SE
20. Barbara Glaser, 110 Bank St
21. Jeff Wright, 138 Bank St SE
22. Joel Nelson
23. Lisa Venable, MN Citizens for the Protection of Migratory Birds
24. Doug Berdie, 110 Bank St SE
25. Wendy Haan, 3824 47th Ave
26. Stephanie Rouse, 1110 43rd Ave NE
27. Jerry Bahls, Audubon Chapter of Mpls
28. Chris Coy, 419 5th St SE
29. Wayne Swanson, MN Citizens for the Protection of Migratory Birds

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

On motion by Goodman, carried on voice vote, the appeal was approved as follows, and staff findings were adopted :

1. Condition of Approval #2 for the Certificate of Appropriateness (BZH-29057) approving the demolition of the St. Anthony Commercial Club building shall read “the developer will make the Commercial Club building widely available (through a website or other means) for a period of three months to allow the options of relocation for reuse to be explored.
2. The Certificate of Appropriateness application (BZH-29058) to allow for construction of a new 40-story, mixed-use building was approved subject to the following conditions, noting that condition #1 in the staff report was satisfied by the revised design included in the appeal exhibit:
 1. The primary building material of the north podium wall (floors one through four) shall be the same material as that used on the street facing facades of the podium.
 2. The transformers and enclosure shall not extend past the predominant building wall setback adjacent to 2nd Street.

3. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than May 3, 2018.
 4. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of the Certificate of Appropriateness and may result in termination of the approval.
3. Certificate of Appropriateness appeal: Neighbors for East Bank Livability, 200 Central Ave SE and 113 2nd St SE ([16-00766](#))

Considering an appeal submitted by William Griffith with Larkin Hoffman, on behalf of Neighbors for East Bank Livability, regarding the Heritage Preservation Commission decision approving a Certificate of Appropriateness application (BZH-29057) to allow for the demolition of the St. Anthony Commercial Club building located at 200 Central Ave SE and 113 2nd St SE in the Saint Anthony Falls Historic District.

Staff presentation by Janelle Widmeier.

The public hearing was opened and the following persons spoke:

1. Bob Lux
2. Carol Lansing
3. Aaron Roseth
4. Gretchen Camp
5. Arvonne Fraser, 110 Bank St
6. Daniel Jacobson, 110 1st Ave NE
7. Scott Parkin, 45 University Ave
8. Dan McConnell, 312 Central Ave S
9. George Carlson, 110 Bank St
10. Hung Russell, 612 4th St SE
11. Bill McCreavey
12. Mark Lavery, 3021 Florida Ave
13. Brian Hara, 2929 Chicago Ave
14. Peter Goelzer, 100 2nd St SE
15. Steve Kramer, Downtown Council
16. Bill Griffith, 8300 –
17. Dale Herron, 110 Bank St
18. Nathan Dungan, 110 Bank St SE
19. Erich Wunderlich, 413 5th St SE
20. Barbara Glaser, 110 Bank St
21. Jeff Wright, 138 Bank St SE
22. Joel Nelson
23. Lisa Venable, MN Citizens for the Protection of Migratory Birds
24. Doug Berdie, 110 Bank St SE
25. Wendy Haan, 3824 47th Ave
26. Stephanie Rouse, 1110 43rd Ave NE
27. Jerry Bahls, Audubon Chapter of Mpls
28. Chris Coy, 419 5th St SE
29. Wayne Swanson, MN Citizens for the Protection of Migratory Birds

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

On motion by Bender, carried on voice vote, the appeal was denied and staff findings were adopted.

4. Side yard setback variances appeal: David Wheeler, et al, 3621 Bryant Ave S ([16-00768](#))

Considering an appeal submitted by David Wheeler, et al, regarding the Zoning Board of Adjustment decision approving the following variances (BZZ-7658) for a new four-story residential building with four dwelling units at 3621 Bryant Ave S:

1. A variance to reduce the required north interior side yard setback from 11 feet to 10 feet.
2. A variance to reduce the required south interior side yard setback from 11 feet to 10 feet.

Staff presentation by Kimberly Holien.

The public hearing was opened and the following persons spoke:

1. David Wheeler, 3625 Bryant Ave S
2. Constance Pepin, 4631 Zenith Ave S
3. Saralyn Romanishan, 2111 Aldrich Ave S
4. James Graham

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

On motion by Bender, carried on voice vote, the appeal was denied and staff findings were adopted.

5. Rezoning: Mountain High LLC, 3219 Portland Ave ([16-00769](#))

Denying an application submitted by Mountain High, LLC to rezone (BZZ-7621) the property located at 3219 Portland Ave from R2B Two-Family District to the R3 Multiple-Family District, to convert the existing duplex to a three-unit building.

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

6. Mississippi River Corridor Critical Area (MRCCA) Rules response ([16-00770](#))

1. Receiving and filing a draft letter in response to the Minneapolis Department of Natural Resources' (DNR) request for comments on Mississippi River Corridor Critical Area (MRCCA) Rules.
2. Directing staff to continue to work with the DNR on the rulemaking process.

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

7. Minneapolis 2040, Draft Civic Engagement Plan ([16-00702](#))

Receiving and filing a draft Civic Engagement Plan for Minneapolis 2040, the process to update the citywide Comprehensive Plan.

On motion by Bender, carried on voice vote, the matter was postponed one cycle to the June 23, 2016, Zoning & Planning Committee meeting.

With no further business to transact, the meeting adjourned at 1:05 p.m.

Reported by Diana Armstrong, Council Committee Coordinator