

REPORT TO THE CITY COUNCIL FROM  
ZONING & PLANNING COMMITTEE  
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL  
March 26, 2015

A regular meeting of the committee was convened at 9:33 a.m. on this date.

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

Chair Bender called on Joe Giant for the staff report for item #1, an appeal of the decision of the Zoning Board of Adjustment.

1. 2118 Blaisdell Ave ([15-00362](#)):

Considering an appeal submitted by Ted Irgens of the decision of the Zoning Board of Adjustment granting reasonable accommodation to waive the spacing requirement for a proposed supportive housing facility in the existing structure at 2118 Blaisdell Ave., subject to the following conditions:

- a) The facility must comply with health and safety regulations such as building and fire codes. Should the facility create a public nuisance or fail to conform to health and safety regulations, local governments may cause such conditions to be abated.
- b) All current and future occupants of the subject property must be diagnosed with a documented disability as described by the Americans with Disabilities Act.
- c) The exterior of the home and the yard will be kept in excellent physical condition. Damaged or worn out materials will be promptly repaired or replaced.
- d) The House Rules will be posted in a conspicuous location within the home. All residents, guests, and associated persons must comply with the House Rules and other applicable operational agreements at all times.
- e) The City of Minneapolis shall be promptly notified if there are any changes in use or maximum occupancy, or any changes to the Residence Agreement or House Rules, that could potentially increase the potential for adverse off-site impacts. These changes include, but are not limited to: occupancy, building alterations, and residency requirements.

Following the staff report, the public hearing was opened, and the following persons gave testimony:

- 1) Ted Irgens, 2115 Pillsbury Ave S (appellant)
- 2) David Vennes (applicant)
- 3) Andy Cohen, 2 East 26th St
- 4) Erica Christ, 2307 Clinton
- 5) Helen Snyder Waldron, 1230 Dickenson, Wayzata
- 6) Charlotte Miller Forsythe, 2854 James Ave S
- 7) Marian Biehn, Whittier Alliance
- 8) Uri Camarena, 116 E 22nd St
- 9) Noah Ronen, 21 Oliver Ave S
- 10) Marni Dewart, 4200 IDS Center, 80 S 8th St
- 11) Erin Sjoquist, 2404 Pleasant Ave

On motion by Reich, approved on voice vote, the appeal was denied, the request for reasonable accommodation was approved, and staff was directed to draft supplemental Findings.

Chair Bender called on staff Janelle Widmeier to present a combined report for both items #2 and #3, a rezoning and interim use permit for Franklin Bakery.

2. Franklin Bakery, 1919 10th Ave S ([15-00363](#)):

Approving an application submitted by Franklin Bakery for an interim use permit to allow a temporary parking lot at the property located at 1919-1921 10th Ave S, subject to the following conditions:

- a) The interim use shall expire no later than April 3, 2017.
- b) At the end date of the interim use, the applicant shall cease operation of the parking lot and the site shall be completely landscaped with turf and shrubs until such time that a land use application or zoning approval is granted to allow a different use of the property.
- c) A front yard at least 23 feet in width shall be provided between the parking area and 10th Ave in full conformance with the landscaping and screening requirements of section 530.170 of the zoning code.
- d) A barrier, such as a fence or boulders, shall be provided between the parking area and the landscaping to clearly define the parking area and prevent vehicles from driving on or parking in the required front yard.
- e) Turf shall be reestablished in between the public sidewalk and street curb.
- f) As needed for maintenance, the parking lot surfacing shall be re-compacted.
- g) Approval of the final site and elevation plans by the Department of Community Planning and Economic Development.
- h) All site improvements shall be completed by June 15, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

On motion by Warsame, approved on voice vote, the rezoning application was Denied and the Planning Commission Findings were Adopted.

3. Franklin Bakery, 1919 10th Ave S ([15-00364](#)):

Denying an application, notwithstanding staff recommendation, submitted by Master Properties, on behalf of Franklin Bakery, to rezone the property located at 1919 10th Ave S by adding the TP Transitional Parking Overlay District, to allow a temporary parking facility.

Following the staff report, the public hearing was opened and the following persons gave testimony:

- 1) Aubrie Eisenhard
- 2) Les McCary
- 3) Arsena Tyson
- 4) Glen Graves, 1823 10th Ave S
- 5) Sydney Larson, 12th St Bakery
- 6) Patty Peterson
- 7) Gerberding, 2747 Emerson
- 8) Wayne Petrosky

On motion by Bender, approved on voice vote, the interim use permit was Denied by Necessity.

Chair Bender called on Mary Altman for her staff report on item #4.

4. Art in Public Places ([15-00365](#)):

Approving the proposed process for the Art in Public Places five year capital plan.

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

Items 5-9 were approved on Consent, as follows:

5. Green Building and Deconstruction Report ([15-00366](#)):

Receiving and Filing a Green Building and Deconstruction Report on methods and tools for establishing incentives related to sustainable construction and demolition affecting 1-4 unit residential development.

On motion by Bender, approved on voice vote, the item was Received and Filed.

6. Household Refuse Containers (Text Amendment) ([15-00367](#)):

Amending Title 20, Chapter 535 of the Minneapolis Code of Ordinances relating to Zoning Code: Regulations of General Applicability, allowing flexibility in regulations governing placement of containers for household refuse.

On motion by Bender, approved on voice vote, the Text Amendment was approved.

7. Real Estate Sign Provisions (Text Amendment) ([15-00235](#)):

Referring to staff an ordinance amending Title 20, Chapter 543 of the Minneapolis Code of Ordinances relating to Zoning Code: On-Premises Signs, amending real estate sign provisions.

On motion by Bender, approved on voice vote, the text amendment was Referred to Staff.

8. Telecommunications Towers, Antennas, and Base Units (Text Amendment) ([15-00237](#)):

Referring to staff ordinances amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations for telecommunications towers, antennas, and base units, as follows:

- a) Chapter 520 relating to Introductory Provisions
- b) Chapter 525 relating to Administration and Enforcement
- c) Chapter 531 relating to Nonconforming Uses and Structures
- d) Chapter 535 relating to Regulations of General Applicability
- e) Chapter 551 relating to Overlay Districts

On motion by Bender, approved on voice vote, the text amendment was Referred to Staff.

9. Telecommunications Towers, Antennas and Base Units (Text Amendment) ([15-00238](#)):

Referring to staff an ordinance amending Title 23, Chapter 599 of the Minneapolis Code of Ordinances relating to Heritage Preservation: Heritage Preservation Regulations, amending regulations for telecommunications towers, antennas, and base units.

On motion by Bender, approved on voice vote, the text amendment was Referred to Staff.

With no further business to transact, the meeting adjourned at 11:56 a.m.

Reported by Diana Armstrong, Council Committee Coordinator