

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
July 16, 2015

A regular meeting of the committee was convened at 9:32 a.m. on this date.

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

Council Committee Coordinator: Diana Armstrong, 612.673.2371

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

1. Parking variance appeal: Hillcrest Development LLP, 1300 Quincy St NE ([15-00820](#))

Considering an appeal submitted by Hillcrest Development LLP, on behalf of 807 Broadway Revival LLC, of the decision of the Zoning Board of Adjustment approving a parking variance (BZZ-7169) to reduce the minimum parking requirement from 46 spaces to 0 spaces, based on amendments to findings 2 and 3 and subject to conditions as outlined in the Community Planning & Economic Development staff report, to allow for a performing or visual arts school at the property located at 1300 Quincy St NE.

The public hearing was opened at 9:41 a.m. and the following persons spoke:

- a) Charlie Nestor, 2424 Kennedy (appellant)
- b) Earl Kendall, 1310 Quincy St
- c) Leah Lopic, 4232 Chicago Ave
- d) Byron Johnson, 6633 Nicollet Ave
- e) David Bergman, 1230 Quincy St
- f) Jake Steen, 8300 Normandale Dr

Seeing no further persons wishing to speak, the public hearing closed at 10:03 a.m.

The following Council Members commented on the item: Reich, Bender, Goodman, Bender, and A. Johnson.

Council Member Reich made a motion to uphold the appeal.

Following discussion by Council Members, Goodman moved a substitute motion to move the item forward without recommendation.

On motion by Goodman, carried on voice vote, the appeal was moved forward without recommendation.

Chair Bender introduced the second public hearing item on the agenda and called on staff Andrew Liska to present.

2. Corner side yard setback variance appeal: Nick Reimler, 5857 Washburn Ave S ([15-00821](#))

Considering an appeal submitted by Nick Reimler of the decision of the Zoning Board of Adjustment, notwithstanding staff recommendation, denying a variance (BZZ-7183) to reduce the required corner side yard setback along W 59th St from 8 feet to 5 feet 8 inches, for the construction of a new single-family dwelling on the property located at 5857 Washburn Ave S.

The public hearing was opened at 10:20 a.m. and the following persons spoke:

- a) Nick Reimler, 303 Pebble Rd (appellant)
- b) Ryan, 3300 Kyle Ave, Golden Valley

Seeing no further persons wishing to speak, the public hearing closed at 10:23 a.m.

Council Members Goodman, A. Johnson, and B. Johnson commented on the appeal, and staff Jason Wittenberg offered clarifying comments to Council Members.

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

Items 3-6 were introduced by Chair Bender as the Consent agenda, and the following actions were taken:

3. Rezoning: Ryan Burnet, Fighting Chance, 1704 33rd Ave N ([15-00822](#))

Adopting by ordinance the approval of an application submitted by Ryan Burnet, on behalf of Fighting Chance Boxing Club, to rezone (BZZ-7167) the property located at 1704 33rd Ave N, Fighting Chance Boxing Club, from the R1A Single-Family District to the C1 Neighborhood Commercial District, to allow for the redevelopment of firehouse Old Station 14 into a nonprofit boxing gym, full service community gym, and yoga studio.

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

4. Rezoning: Bryan Walters, WhiteTree LLC, 3414 25th St E ([15-00823](#))

Denying an application submitted by Bryan Walters on behalf of WhiteTree LLC, to rezone (BZZ-7157) the property located at 3414 25th St E from the R1A Single-Family District to the C1 Neighborhood Commercial District, in order to attract one or two tenants and build out the interior spaces to fit their specific needs, including adding additional landscaping and upgrading the heating/cooling system.

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

5. Rezoning: Anishinabe Bii Gii Wiin, 1600 E 19th St ([15-00824](#))

Adopting by ordinance the approval of an application submitted by Scott Nelson with DJR Architecture, Inc., on behalf of the American Indian Community Development Corporation (AICDC), to rezone (BZZ-7152) the property located at 1600 E 19th St from the OR2 High Density Office Residence district with the PO Pedestrian Oriented Overlay District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District, to allow an assisted living facility with 32 beds.

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

6. Vacation: Anishinabe Bii Gii Wiin Parking Lot, 1600 E 19th St ([15-00825](#))

Adopting by resolution the approval of an application submitted by Scott Nelson with DJR Architecture, Inc., on behalf of the American Indian Community Development Corporation (AICDC), to vacate (VAC-1638) part of 16th Ave S from the north line of Franklin Ave, and adopting the related Findings of Fact prepared by the Department of Community Planning & Economic Development.

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

Seeing no further business to transact, the meeting adjourned at 10:30 a.m.

Reported by Diana Armstrong, Council Committee Coordinator