

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
May 19, 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, Barbara Johnson, Kevin Reich
Members Absent: Council Members Andrew Johnson, Abdi Warsame

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

1. Certificate of Appropriateness and Historic Variance appeal: St. Paul Development Corporation, 1900 Colfax Ave S (16-00700)

Considering an appeal submitted by St. Paul Development Corporation regarding the following decisions of the Heritage Preservation Commission:

1. Denying a Certificate of Appropriateness application (BZH-29041) to construct a new four-story, five-unit residential building on the southern half of the property next to the F. E. Day House located at 1900 Colfax Ave S.
2. Denying an Historic Variance (BZH-29041) to maintain the existing setbacks from the interior property line of the F. E. Day House located at 1900 Colfax Ave S.

Staff presentation by Hilary Dvorak.

The public hearing was opened and the following persons spoke:

1. Sylvia Frank, 524 Selby Ave
2. Neil Meyer, 200 S 6th St
3. John McCarty, 500 E Grand
4. Robert Hinck, 1820 Colfax Ave
5. Jean Deatrick, 1821 Dupont Ave S
6. Toni D'Eramo, 1920 Colfax Ave S
7. Michael Jamieson, 1920 Colfax Ave S

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

On motion by Goodman, carried on voice vote, the appeal was granted with conditions as set forth in Legislative File No. 16-00700, and the City Attorney's office was directed to draft Findings of Fact.

2. Certificate of Nonconforming Use appeal: Justin D. Ebel, 2636-2638 W Broadway (16-00699)

Considering an appeal by Justin D. Ebel of the Zoning Board of Adjustment's decision denying a Certificate of Nonconforming Use (BZZ-7516) for the sale of used vehicles at the property located at 2636-2638 West Broadway.

Staff presentation by Janelle Widmeier.

The public hearing was opened and the following persons spoke:

1. Justin Ebel, 2638 W Broadway
2. Dale Ebel, 2638 W Broadway

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

On motion by B. Johnson, carried on voice vote, the appeal was denied.

3. Rezoning: Kevin Aldwaik, 1701 44th Ave N ([16-00272](#))

Denying an application submitted by Kevin Aldwaik to rezone (BZZ-7515) the property located at 1701 44th Ave N, from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District, to allow for a convenience store with tobacco sales.

(Postponed from the March 3 and April 7, 2016, Zoning & Planning Committee meetings.)

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

4. Rezoning: 1911 Nicollet, LLC, 1911 Nicollet Ave (16-00701)

1. Approving an application submitted by 1911 Nicollet, LLC to rezone (BZZ-7646) the property located at 1911 Nicollet Ave from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District, retaining the existing PO Pedestrian Oriented Overlay District, to allow two separate commercial structures to be combined.

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.

5. 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 9, 2016, Zoning & Planning Committee meeting.

6. Environmental Assessment Worksheet: Proposed 600 Washington Ave SE development; 600 and 612 Washington Ave SE and 311 Harvard St SE (16-00703)

Approving staff recommendation that the Environmental Assessment Worksheet (EAW) and the Findings of Fact prepared for the proposed 600 Washington Avenue SE development located at 600 and 612 Washington Ave SE and 311 Harvard St SE are adequate, and the preparation of an Environmental Impact Statement (EIS) is not required.

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

With no further business to transact, the meeting adjourned at 10:45 a.m.

Reported by Diana Armstrong, Council Committee Coordinator