

**Excerpt from the
CITY PLANNING COMMISSION MINUTES
Minneapolis Community Planning & Economic Development (CPED)
Planning Division**

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MEMORANDUM

DATE: June 7, 2012

TO: Steve Poor, Planning Supervisor – Zoning Administrator, Community Planning & Economic Development - Planning Division

FROM: Hilary Dvorak, Interim Planning Manager, Community Planning & Economic Development - Planning Division, Development Services

CC: Jason Wittenberg, Interim Planning Director, Community Planning & Economic Development Planning Division

SUBJECT: Planning Commission decisions of May 21, 2012

The following actions were taken by the Planning Commission on May 21, 2012. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued.

Commissioners present: President Motzenbecker, Cohen, Huynh, Kronzer, Luepke-Pier, Mammen, Schiff, Tucker and Wielinski – 9

Committee Clerk: Lisa Baldwin (612) 673-3710

5. Anytime Fitness (BZZ-5552, Ward: 5), 2104 and 2110 West Broadway ([Becca Farrar](#)).

A. Rezoning: Application by Tara Watson, on behalf of Selene Properties, Inc., for a petition to rezone the subject properties from the C1 (Neighborhood Commercial) district to the C2 (Neighborhood Corridor Commercial) district to allow a major sports and health facility within the existing building located at 2104 & 2110 West Broadway.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to change the zoning classification of the properties located at 2104 & 2110 West Broadway from the C1 district to the C2 district.

B. Conditional Use Permit: Application by Tara Watson, on behalf of Selene Properties, Inc., for a conditional use permit for a major sports and health facility located at 2104 & 2110 West Broadway.

Action: The City Planning Commission adopted the findings and **approved** the application for a conditional use permit to allow a major sports and health facility within the existing building on the properties located at 2104 & 2110 West Broadway subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.
2. Windows in the proposed major sports and health facility shall be unobstructed in order to allow views into and out of the building along West Broadway.
3. Bicycle parking shall be provided that meets the requirements as outlined in Section 541.220 of the Zoning Code.
4. The property shall be in full compliance with the approved site plan per BZZ-1158 and BZZ-1712.

Approved on consent 8-0 (Tucker/Wielinski 2nd)