

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

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MEMORANDUM

DATE: February 14, 2013

TO: Zoning and Planning Committee

FROM: Jason Wittenberg, Manager, Community Planning & Economic Development – Land Use, Design and Preservation

SUBJECT: Planning Commission decisions of January 22, 2013

The following actions were taken by the Planning Commission on January 22, 2013. 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, Schiff, Tucker and Wielinski – 8

Committee Clerk: Lisa Baldwin (612) 673-3710

3. 3442 Washington Ave N (BZZ-5901, Ward: 3), 3442 Washington Ave N (Aaron Hanauer).

A. Rezoning: Application by Rick Wessling for a rezoning petition to add the IL Industrial Living Overlay District to a property located in the I2 Medium Industrial District at 3442 Washington Ave N.

Action: The City Planning Commission recommends that the Minneapolis City Council adopt the findings and **approve** the rezoning to add the Industrial Living Overlay District (ILOD) to the property located at 3442 Washington Ave N.

Approved on consent 7-0.

B. Conditional Use Permit: Application by Rick Wessling for a conditional use permit application to allow for a residential use in the IL Overlay District for property located at 3442 Washington Ave N.

Action: The City Planning Commission adopted the findings and **approved** the conditional use permit to allow the addition of a dwelling unit in the Industrial Living Overlay District at 3442 Washington Ave N subject to the following condition:

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.

Approved on consent 7-0.

C. Variance: Application by Rick Wessling for a variance to reduce the minimum lot area for a residential use from 5,000 square feet to 4,020 square feet, a variance of 19.6 percent for the property located at 3442 Washington Ave N.

Action: The City Planning Commission adopted the findings and **approved** the variance to reduce the minimum lot area for a residential use from 5,000 square feet to 4,020 square feet for the property located at 3442 Washington Ave N subject to the following condition:

1. Approval of the final site plan by the Department of Community Planning and Economic Development – Planning Division.

Approved on consent 7-0.

4. 3448 Hennepin Ave S (BZZ-5891, Ward: 10), 3448 Hennepin Ave S (Becca Farrar).

A. Rezoning: Application by Kaas Wilson Architects, on behalf of Has Property Holdings, LLC, for a petition to rezone the property located at 3448 Hennepin Ave S from the R2B (Two-family) District to the R3 (Multiple-family) District in order to allow for the conversion of an existing duplex into a triplex.

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 property located at 3448 Hennepin Ave S from the R2B (Two-family) District to the R3 (Multiple-family) District in order to allow for the conversion of an existing duplex into a triplex.

Approved on consent 7-0.

B. Variance: Application by Kaas Wilson Architects, on behalf of Has Property Holdings, LLC, for a variance of the off-street parking requirement from three spaces to two spaces as a result of the addition of a third dwelling unit on the property located at 3448 Hennepin Ave S.

Action: The City Planning Commission adopted the findings and **approved** the application for a variance of the off-street parking requirement from three spaces to two spaces as a result of the addition of a third dwelling unit on the property located at 3448 Hennepin Ave S.

Approved on consent 7-0.

5. Grain Belt Terraces (BZZ-5889 and PL-272, Ward: 3), 1215-1219 Marshall St NE (Janelle Widmeier).

A. Rezoning: Application by Kaas Wilson Architects, on behalf of Everwood Company LLC, for a petition to rezone the site located at 1215-1219 Marshall St NE from C1 Neighborhood Commercial District and R5 Multiple-family District to OR2 High Density Office Residence District to allow a mixed use development including rehabilitation of an existing office building and two new 4-story multiple family dwellings with a total of 151 dwelling units.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the petition to rezone the property of 1215 and 1219 Marshall St NE from C1 Neighborhood Commercial District and R5 Multiple-family District to OR2 High Density Office Residence District.

Aye: Cohen, Huynh, Kronzer, Luepke-Pier and Wielinski
Absent: Schiff
Recused: Tucker

B. Conditional Use Permit: Application by Kaas Wilson Architects, on behalf of Everwood Company LLC, for a conditional use permit to allow a planned unit development for the property located at 1215-1219 Marshall St NE.

Action: The City Planning Commission adopted the findings and **approved** the conditional use permit to allow a planned unit development for the property located at 1215 and 1219 Marshall St NE, 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 two years of approval.
2. As required by section 527.120 of the zoning code, the development shall comply with the standards for the following amenities from Table 527-1, Amenities and those proposed by the applicant totaling a minimum of 20 points: Historic Preservation, a Plaza, Pedestrian Improvements, and Preservation of an Archeological Resource.
3. The applicant shall implement all amenities as required by section 527.120 of the zoning code by January 22, 2015.

Aye: Cohen, Huynh, Kronzer, Luepke-Pier and Wielinski
Absent: Schiff
Recused: Tucker

C. Variance: Application by Kaas Wilson Architects, on behalf of Everwood Company LLC, for a variance of the parking location requirements to allow a parking area to be located between residential buildings and the front lot lines adjacent to Marshall St NE in an office residence district located at 1215-1219 Marshall St NE.

Action: The City Planning Commission adopted the findings and **approved** the variance of the parking location requirements to allow a parking area to be located between the building and the front lot line adjacent to Marshall St NE in an office residence district for the property located at 1215 and 1219 Marshall St NE.

Aye: Cohen, Huynh, Kronzer, Luepke-Pier and Wielinski
Absent: Schiff
Recused: Tucker

D. Variance: Application by Kaas Wilson Architects, on behalf of Everwood Company LLC, for a variance of the parking location requirements to allow a parking area to be located between residential buildings and the front lot lines adjacent to Main St NE in an office residence district located at 1215-1219 Marshall St NE.

Action: Notwithstanding staff recommendation the City Planning Commission **approved** the variance of the parking location requirements to allow a parking area, limited to six parking spaces, to be located between the building and the front lot line adjacent to Main St NE in an office residence district for the property located at 1215 and 1219 Marshall St NE, based on the following findings:

1. The parking lot would provide convenient guest and accessible parking for Building B.
2. Limiting the parking lot to 6 spaces would allow for more green space and less restricted views in the pedestrian promenade.

And with the following condition:

1. The applicant shall work with staff to reconfigure the parking lot and locate it adjacent to the interior side lot in order to minimize restricted sightlines through the pedestrian promenade. South of the parking lot, the pedestrian promenade shall be enhanced with more green space and walkways.

Aye: Kronzer, Luepke-Pier and Wielinski

Nay: Cohen, Huynh

Absent: Schiff

Recused: Tucker

E. Variance: Application by Kaas Wilson Architects, on behalf of Everwood Company LLC, for a variance to reduce the rear yard requirement from 11 feet to 9 feet to allow a building and from 10 feet to 9 feet to allow balconies for property located at 1215-1219 Marshall St NE.

Action: The City Planning Commission adopted the findings and **approved** the variance to reduce the rear yard requirement from 11 feet to 9 feet to allow a building and from 10 feet to 9 feet to allow balconies for the property located at 1215 and 1219 Marshall St NE.

Aye: Cohen, Huynh, Kronzer, Luepke-Pier and Wielinski

Absent: Schiff

Recused: Tucker

F. Site Plan Review: Application by Kaas Wilson Architects, on behalf of Everwood Company LLC, for a site plan review for property located at 1215-1219 Marshall St NE.

Action: The City Planning Commission adopted the findings and **approved** the application for site plan review including two new buildings with a total of 151 dwelling units for the property located at 1215 and 1219 Marshall St NE, subject to the following conditions:

1. Department of Community Planning and Economic Development staff review and approval of the final elevations, floor, site, lighting, plaza and landscape plans.
2. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by January 22, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. A principal entrance facing 13th Ave NE that is emphasized with architectural elements shall also be provided on Building A as required by section 530.110 of the zoning code.
4. Windows covering at least 25 percent of the total east elevation of Building B shall be provided.
5. Additional plantings shall be provided in between Building B and the Main St NE public sidewalk as an alternative to orienting the principal entrance to the street as required by section 530.110 of the zoning code.
6. Additional architectural details shall be provided on the west parking level elevation of Building A to prevent blank, uninterrupted walls exceeding 25 feet in width as required by section 530.120 of the zoning code.
7. The use of fiber cement board shall not exceed 30 percent on the residential buildings, excluding the walls facing the interior courtyard of Building A. More brick shall be incorporated.
8. The transformer on the south side of the office building shall be screened as required by section 535.70 of the zoning code.
9. The applicant shall provide the two additional plaza amenities as required by section 535.800(9) of the zoning code.

Aye: Cohen, Huynh, Kronzer, Luepke-Pier and Wielinski
Absent: Schiff
Recused: Tucker

G. Plat: Application by Kaas Wilson Architects, on behalf of Everwood Company LLC, for a plat for the property located at 1215-1219 Marshall St NE.

Action: The City Planning Commission adopted the findings and **approved** the preliminary plat for the property located at 1215 and 1219 Marshall St NE.

Aye: Cohen, Huynh, Kronzer, Luepke-Pier and Wielinski
Absent: Schiff
Recused: Tucker

Staff Widmeier presented the staff report.

President Motzenbecker: Is the plaza being done as a plaza? I noticed something about amenities.

Staff Widmeier: One of the plaza standards is that additional amenities be provided. In this case, with the size of the plaza, two additional amenities need to be provided. One of those is the rain gardens as a stormwater feature. The second one they indicated they'd be doing is an art feature but they haven't provided specific details for that yet. A condition was added as a reminder that we do need to see those additional details as this goes through the process.

Commissioner Huynh: I think I heard you say that both the surface lots are above and beyond what is required for the project.

Staff Widmeier: The office building has about a four space parking requirement. The residential buildings require .9 spaces per dwelling unit; it's less than 150 spaces. You have 150 spaces in the enclosed parking garage and then the 23 surface parking spaces, which we are in support of, on the west side of the site.

Commissioner Wielinski: You mentioned they are adding a retaining wall along 13th that goes up to six feet in height.

Staff Widmeier: Right. There is a grade change here.

Commissioner Wielinski: Is there going to be something in that retaining wall staircase as anything to kind of break that up?

Staff Widmeier: I'll let the applicant address that more specifically, but they are nodding that yes there will be. I don't have any elevations to show how that would look.

Commissioner Kronzer: How do you propose that pedestrians would walk through this site? There's talk about receiving points for protection of historic remnants; can you describe what that system is?

Staff Widmeier: Off of Main St, this is where they would access the promenade and they can walk through the site, it continues here through the plaza and connects to Marshall St or they can head north to 13th. Around the plaza there is pretty much access on all sides.

Commissioner Kronzer: Forgetting about the paths, where will they want to walk and can they walk across the plaza?

Staff Widmeier: They can walk across it, yes. The ruins are underneath the plaza. SHPO has mandated that they not be disturbed so this is a protection feature.

Commissioner Luepke-Pier: I thought I heard you mention that along Main St the parking lot has a six and a half foot setback, is that right?

Staff Widmeier: Right, for the landscaping, the curb and the parking.

Commissioner Luepke-Pier: For that building that runs along that same access, what is the setback of that building along there?

Staff Widmeier: That was 7.8 feet.

Commissioner Wielinski: When we had this at the Committee of the Whole, the west facing wall on the one building, there was going to be something; do we have something?

Staff Widmeier: They've made some significant changes to that. They've added an entrance here and they've added active spaces. I don't have a floor plan that shows how this whole plaza frontage will be purposed, but they did have a fitness room here. Maybe they have an updated floor plan to show how this connects to the new 13th Ave entrance since it has been changed quite a bit.

President Motzenbecker opened the public hearing.

President Motzenbecker: I think we can focus on the denial of variance D and then some of the questions that commissioners had and if there's some more walking us through the site plan that would be great.

Link Wilson (308 E 18th St): We think there are some significant landscape issues to talk about so Pat Sarver, our landscape architect, is here. I hope it's evident to you that this project has a very strong architectural vision for this site that our office has contemplated. I think we are just down to one issue. I've got a couple of clarifications that I want to make. This has been a great process. We've been working very tightly with Planning and also with the snow board. We've charretted with the snow board and I want to communicate a couple concerns that they had in relation to this parking area. We've incorporated all the conditions from the HPC and the Committee of the Whole, taking everybody's advice into consideration and I think we have a better project for it. In regards to that parking at the east, I would contend that this site does present a bit of a hardship. We do have a historic office building and we've worked very hard with the State Historic Preservation Office to get this to comply. We have the historic Orth Brewery Plaza where we've worked with an archeologist to preserve what's down below. These unique features in that landscape, which can walk across, they do reflect those existing foundations that are essentially waterproofed and protected down below. I do think we have a complex site and a complex grouping of buildings. To a certain extent, we can't think of these two apartment buildings as one, although they are connected below kind of by a tour de force tunnel that pedestrians would never see as they come through that site, but I'm concerned that if we remove this parking to the east that we essentially orphan this building. There are two considerations that the snow board has always contended. One, there could be, in for the future, for sale housing. We see this building, although rental now, has the potential in the future to be for sale

housing. If we orphan this building away from any onsite parking, we're starting to limit that. There is also concern by the snow board and the community at large that we have as little off street parking as possible. Even though we exceed the parking restrictions that the City has, I think it's a good design and good planning that we have a small amount of guest parking not just for the people who primarily will come in this west entrance but also guests for folks who come in on the east entrance. Also, Commissioner Wielinski, at the Committee of the Whole you will recall that we had our main entrance here for the secondary building so that it was adjacent to...really, the historic office building becomes an amenity for both apartments, but I saw your wisdom in moving that entrance to the Main St side so we did that, but now if we take that parking away I start to get concerned. The number one concern I have is for those people with disabilities. Now we're going to ask a visitor, if we orphan this site and we take this away, we're going to ask visitors with disabilities to park more than a city block away, traverse this and come in that front door. What I would propose tonight is that we eliminate two parking stalls, we create a robust landscape buffer between Main St and the parking and then also...we did a very bad job when we submitted because it's very difficult to see that that right there is green space and we don't show it in our three dimensional drawing. This is actually back a little bit, we've got that green buffer here and we create a bit of a landscape buffer there and then we come out with shrubs along here and we have those over story trees and we'll add a couple more of those so we're really hiding that entrance to this parking and instead of having twelve stalls we'll have ten. We're below 30% siding now. We've got to really respect the State Historic Preservation Office where they like the idea that we used a similar colored brick, but if we go 100% brick here...first of all, I have a great difficulty structuring it, but second of all, the State Historic Preservation Office then frowns upon that because they don't want us to replicate what's there, they want us to reinterpret.

President Motzenbecker: Can you walk us through the materials on those facades?

Link Wilson: There's a great project downtown St. Paul which uses this exact same siding. We'll get that to Janelle, but this isn't just a lap siding, this is a varied height lap siding that's painted a dark color. That's maybe what has been in question. This is all metal panel. We're using metal decks and windows and then that back panel behind there is metal panel. We're down to 28% cementitious siding.

President Motzenbecker: Can you talk about the six foot high retaining wall and how you're addressing the scale along the sidewalk? I have seen ways to insert planting spaces into a wall so there are varied things as it comes down.

Link Wilson: We're going to use an integral material that looks like it's part of the building. Right at our entrance into our building, it is true we're at six feet high, but then over a very short distance it's two feet. We will have a rail over the top for safety. It shows on our landscape plan. I think we've done our best to break that up and we'll have landscaping above it. We can give further detail to Janelle. I will let Pat Sarver give more details.

Pat Sarver (4231 Abbot Ave S): The challenge with this particular layout is that we have a garage entry that is 11 feet lower than the main entry to the door. I think it's quite an accomplishment to get just the six foot wall. What we did is we put about a foot and a half drop right off that main landing in order to bring that wall down right in front. We have two terrace planters on either side that give that entrance a little more prominence, two sets of stairs that come down to the west and then as you go off, until you get to the next set of stairs, each of these units will have a set of stairs – we're maximizing what little bit of north-west real estate and north-south real estate that we have to get

down as quick as we can. We're trying to put stairs in there where we can in order to reduce the impact of this wall. When we started studying it we thought it was going to be six feet all the way along. By running that grade down as we head to the east as fast as we can, we were able to get that down to about a two foot wall at this northern end. We're trying as hard as we can to minimize that impact. That six foot section of wall probably only applies to that area just on that western edge. We've got Alpine Currant in the buffer. Our concern is this view that happens off to the west is such a prominent view that it's challenging from a landscape architect's point of view with how do you frame that view without taking away from it. What we attempted to do is keep that as open as possible but provide robust over story trees through that space.

Commissioner Huynh: My question goes back to the surface parking lot. The site has an excessive amount of parking. Have you looked at car share programs or hour car? Are you providing that on site? How are you increasing your bike stall count and storage? Have you looked at shared parking with adjacent business owners?

Link Wilson: We have approached the one local business owner because they do have a lot of parking adjacent and we were told no.

David Dye (2504 Humboldt Ave S): One of the very first things we got involved with was the neighborhood group. It was very evident from the neighborhood and business owners immediately surrounding that parking is an issue. We looked at things like a second story of underground parking which wasn't a possibility because of the water table. We can't convince our neighbor that does have parking. I wouldn't say there is excessive parking for this project.

Commissioner Huynh: I'm asking, not necessarily the same question that the neighborhood was asking as far as providing it on site, but what alternative transportation options are you providing on site?

Enrico Williams (2417 S 9th St): We have a number of locations on site for bicycle parking. We have areas that wrap around the main entry right here and also we have a location adjacent to the entry lobby here. We are also going to provide bicycle hooks inside the parking garage for both building A and building B along the foundation wall.

President Motzenbecker: One per stall?

Enrico Williams: They are going to be between stalls but it won't be a one to one ratio because they are on the foundation walls, it will probably be closer to 70%. We also plan on looking for areas where we could have chained off areas for bicycle storage inside the building.

Commissioner Huynh: Could you make up the other 30% in interior bike storage?

Enrico Williams: We can continue to look for ways to do that and there are a number of options provided to us. Right now for both buildings, our connection for the parking connects right here. We have rows of parking that occur in building A in the middle of the building and those are areas where we're going to have to explore ways to increase bike storage.

Commissioner Huynh: Could you address the hour car option as far as having a car on site so that you could reduce your 12 stalls from two to one potentially just by providing hour car and increased bike storage.

Enrico Williams: I know providing different modes of transit is important and falls in line with the Minneapolis Comprehensive Plan and also for the neighborhood. We would like to explore the hour car as an

option as well as providing a Nice Ride station for the site too. We want to make it a pedestrian oriented development and transit is an important part of that so we will continue to explore that.

Commissioner Huynh: Some of my concern is that two of the surface parking lots that exceed Minneapolis Planning stall requirements kind of go against some of the sustainability policies as far as reducing single occupancy vehicles and providing for alternative transportation options. I'm happy to hear you're considering it, but I guess I'm not at the point where I think that it's been fully incorporated or realized yet on site.

President Motzenbecker: I agree. The extra parking lot takes away from your whole design. The perspective you showed with the view of the brewery has a giant parking lot right in the first piece of that view. You have this great green space anchoring the other end of your property adjacent, it seems almost logical to have green space that threads its way through. The mayor has talked for years about green connections through the city and for pedestrians to get through and I understand you have that, but to front it all with a big hardscape parking lot, it's not necessary. I don't think it's necessary at all. We live in a city. People who live in the city should be able to know that they can park on the streets and they may have to walk a block or so to get to where they're going. I understand your concept about the accessible space and that might be something you might have to figure out internally. I wasn't at the discussion moving the entrance but maybe there's a happy medium for that. I think that would be much better served as an anchoring green space for the neighborhood that can then connect to the other green space. You just said yourself that you wanted it to be a pedestrian friendly space and that location doesn't speak that to me.

Commissioner Luepke-Pier: Janelle had mentioned in regard to that second parking lot that here might be a conflict with an ADA ramp, but your rendering looked like your entrance was on grade. Does it need a ramp or not?

Link Wilson: We would define our access points from the accessible parking as the accessible aisle itself and the top of the ramp leading from the aisle to sidewalk here. From there it'd be a gradual slop into the building itself.

Commissioner Luepke-Pier: What are the depths of your balconies?

Link Wilson: Five feet.

Commissioner Kronzer: I'm still trying to understand what the system is that you're using to protect the ruins underneath the plaza. Is it protected merely by the construction of the plaza or are there additional steps being taken?

Link Wilson: We installed a rubber membrane that protects the ruins and then we install a collection of drain tile that picks up the under drainage that runs to the sloped subgrade that slopes across so we'll be picking up the under drainage that comes through the soil.

Commissioner Cohen: I have three questions: dog park, children's play area and pick up place for children that go to school.

Link Wilson: I will speak to the outdoor amenities. This really is a place for outdoor recreation as well as these terraced areas are also places that folks can be outside. We do believe from just demographics that there will be kids that will live here. We also feel very strongly that that is a private area for the residents that just has a slight grade change from that public amenity of walking through the site so that's a little bit of a protected area where young kids could play. We think even though it's a tight urban site that there's a variety of very urban green spaces. As far as dogs, Patrick, how do you feel about those four legged creatures out on the Orth Plaza? Getting back to our primary reason for being here tonight, that is to talk about that east parking lot. I respectfully disagree that we've gotten this down to 10 stalls and I don't see 10 stalls as a large obtrusive

parking area that's going to malign that Main St view as you look through there. I think we also need to take into consideration the neighborhood. We've been working with the neighborhood since post Labor Day of 2011 and they're not represented tonight and I think they're not here because they feel like we've done a good job and this is a done deal. I fear calling them tomorrow morning and letting them know that they've lost two spots. With kids that go to school, I don't know whether it would be along 13th or Marshall.

President Motzenbecker: I would assume the school district would set up that pick up location.

Commissioner Cohen: They'd set it up, but there has to be some place worked out with the building itself. They're not going to unilaterally designate it, it has to be something that is negotiated and worked upon so where will it be?

Link Wilson: To me, the two potential logical choice are at the main entrance on 13th and the entrance here at building B off of Main St.

Commissioner Kronzer: Is there any commercial space in the historic office space? It's all support?

Link Wilson: Yes, administrative offices and then there is a 3500 square foot resident lounge.

President Motzenbecker closed the public hearing.

Commissioner Luepke-Pier: I'd like to move variances A through C, staff recommendation (Huynh seconded).

Aye: Cohen, Huynh, Kronzer, Luepke-Pier, Wielinski.

Recused: Tucker
The motion carried.

President Motzenbecker: I will move staff recommendation for item D (Huynh seconded).

Commissioner Luepke-Pier: I'm a little torn on this one because when I visit friends that live in multi-unit buildings, I try to envision where I would get off the bus and what I'd be carrying with me. I don't recall if there are any bus stops near there, but I'm thinking if I did drive I would hate to park in that lot and walk all the way over. I've had this happen before and it was horrible to go to a party in the freezing cold carrying a bunch of stuff that far. If there was even a 15 minute parking temporary drop off by the door to drop off things you're carrying, where if I'm not a tenant I can't get in the underground lot and I don't know where the bus stop is. I'm in favor of a secondary parking lot next to the principal entrance to the structure.

Commissioner Kronzer: I do not support this lot on the east side, but I do think this is a handsome project. I think the blending of the modern architecture with the historic property is very well done. Preserving everything you can is also commendable. Given the fact that there aren't any commercial uses in any of this property, I really think one parking lot is sufficient.

Aye: Huynh, Kronzer

Nay: Cohen, Luepke-Pier, Wielinski

Recused: Tucker

Commissioner Luepke-Pier: I will make a motion to approve the variance for the 10 spots, so not for 12. As a caveat, I'd like to ask about the idea of transferring spots from the other lot to this one so we're not adding.

President Motzenbecker: So the motion on the floor is for approval of 10 spots (Cohen seconded).

Commissioner Luepke-Pier: My concern is mainly adjacency to the entrance, not necessarily about quantity of parking.

President Motzenbecker: I would make a substitute motion for approval of six spots (Huynh seconded) with the caveat that the parking lot be reconfigured. We're leave it up to the applicant to work with staff. I understand the perpendicular nature of coming off of Main St, but to almost tuck the six spots up against the property line so they're more linear and out of the way of that site line. That way, the southern half of that space can be enhanced with more green space and walkways and the parking is close but out of the way.

Commissioner Cohen: I'd like to make a substitute motion for eight parking spots.

President Motzenbecker: There is no second for that, the motion fails. We are back to the six spots.

Aye: Kronzer, Luepke-Pier, Wielinski

Nay: Cohen, Huynh

Recused: Tucker

President Motzenbecker: I will move items E, F and G (Luepke-Pier seconded).

Aye: Cohen, Huynh, Kronzer, Luepke-Pier, Wielinski

Recused: Tucker