

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

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MEMORANDUM

DATE: September 11, 2014

TO: Zoning and Planning Committee

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

SUBJECT: Planning Commission decisions of August 11, 2014

The following actions were taken by the Planning Commission on August 11, 2014. 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 Tucker, Bender, Forney, Gagnon, Gisselman, Kronzer, Luepke-Pier and Slack – 8

Not present: Brown (excused)

Committee Clerk: Lisa Kusz (612) 673-3710

12. Zoning Code Text Amendment (Ward: All), ([Lisa Steiner](#)).

A. Text Amendment: Application by Amending Title 20 of the Minneapolis Code of Ordinances as follows:

Amending Chapter 520 related to Zoning Code: *Introductory Provisions*

Amending Chapter 535 related to Zoning Code: *Regulations of General Applicability*

Amending Chapter 536 related to Zoning Code: *Specific Development Standards*

Amending Chapter 537 related to Zoning Code: *Accessory Uses and Structures*

The purpose of the amendment is to amend regulations pertaining to farmstands.

Action: The City Planning Commission recommends that the City Council adopt the findings and **approve** the zoning code text amendment, amending Chapters 520, 535, 536, and 537, modifying number six (6) under Chapter 537 to allow one sign to be displayed during the growing season provided that it must be removed from the premises or stored inside a structure outside of the growing season (April through October).

Aye: Bender, Forney, Gagnon, Gisselman, Kronzer, Luepke-Pier and Slack.
Absent: Brown

Staff Steiner presented the staff report.

Commissioner Luepke-Pier: I just wanted to double check that it's just to allow the sale of produce and not other things like what you'd find at the farmer's market.

Staff Steiner: Right. It's the products of farm and garden and not value added products.

President Tucker opened the public hearing.

Zoe Hollomon (3120 12th Ave S): I work at Appetite for Change in north Minneapolis and we work to bring the community together through community cooking workshops, community gardening and through working with local growers and business owners to build and support a community food system. I manage our Fresh Corners program and I work with nine small urban growers on the north side to supply high quality produce to restaurants, cafes, farmers markets, corner stores, farm stands, churches and other community centers. I'm also a proud member of Homegrown Minneapolis and I'm happy to work with people to make food and the food system and food policy accessible to all of our communities. I'm here today representing the Food Policy Council's position, but I also stand here as a community food advocate and I work with local growers every day and I see the struggles that they go through to try to find markets and find ways to market what they're doing against big corporations. It's really hard for them. The Food Policy Council supports the proposed zoning code text amendments to the farm stand regulations which were read by Lisa. The Food Policy Council recommends the following additional changes. In relation to Title 20, Chapter 537 section 537.110 under farm stand, part three says sales shall be limited to between 7:00 a.m. and 8:00 p.m. We believe that the sales should be allowed until 8:00 p.m. instead of 7:00 p.m. The reason is because 8:00 p.m. is still a reasonable time for neighbors getting home who might be taking a walk to allow for additional sales. It's a pretty short window. Farm stand activity is generally quiet and not like a party so we don't think it would pose significant threats to quiet neighborhoods. Part six, allowing multiple signs to be displayed during the growing season. We recommend that more than one sign be allowed to be permissible throughout the growing season as opposed to only during farmstand operation hours to better accommodate communication with potential customers. A lot of times you're not exactly on a heavily trafficked street so it'd be nice to have a sign to direct people. Urban farmers are contributing to the community's healthy food access opportunities. They are creating beautiful productive spaces in communities like the north side and they are supporting the local economy in ways that keep dollars in our communities. By supporting the farmstand amendments and suggestions presented today, we can all help local growers have better opportunities to grow and sustain their enterprises and help neighborhoods have better access to better local food. Thank you.

Reginald Hunter (1511Morgan Ave): I am an urban farmer. I'd like the days increased from 15 to 75. Obviously what could come out of that would be a high level of clientele base, residual sales as well as less spoilage of good food that we're offering. Another issue I have is signage. Signage would allow one sign or sandwich board sign. People will travel in from different directions. It'd help us if we could add two or three more signs in different directions to make us easily located so there is no confusion. As an urban farmer and entrepreneur you have to have proper signage so it'd be a great benefit if we could make that change. This would also help us to be more progressive at getting the word out. I ask that these amendments be accepted. Thank you.

President Tucker closed the public hearing.

Commissioner Kronzer: The issue about the one sign that must be taken down, it's only up while they are selling the food, I'm wondering and I'm wondering if we could consider the sign to stay up during the growing season. That way, when they are not selling food it alerts people to where they can go back and buy food when they are open.

Commissioner Bender: I think this is a common sense change to support locally grown food in our city and I fully support it.

Commissioner Luepke-Pier: I think having a sign that isn't able to be moved, something on a post or something that would tell the hours when you could come back and buy something is a great idea. The idea of more signage though I think it should be a temporary sandwich board or something that's only put out when the market is open so that way we don't have a lot of sign clutter in a residential area. It would be beneficial to have sandwich boards at a corner announcing the location.

Commissioner Kronzer: I will make a friendly amendment to the motion to modify number six under Chapter 537 to say one temporary sign may be displayed during the growing season, but must be removed from the premises or stored inside a structure when the growing season has ended.

President Tucker: I think we need to specify the growing season.

Staff Steiner: We don't define the growing season and people could be growing things in greenhouses during winter.

President Tucker: I think we should confine it to the 75 days.

Commissioner Kronzer: That would mean it would have to come down and go back up again so maybe we could say through the months of April through October.

Staff Steiner: There are other cities that did that too.

Aye: Bender, Forney, Gagnon, Gisselman, Kronzer, Luepke-Pier and Slack.

Absent: Brown