



LAND USE APPLICATION SUMMARY

Property Location: 3414 East 25th Street
Project Name: Rezoning Application
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: White Tree LLC
Project Contact: Bryan Walters
Request: To rezone the property from RIA to CI
Required Applications:

Rezoning	Petition to rezone the property located at 3414 East 25 th Street from the RIA/Single-Family District to the CI/Neighborhood Commercial District.
-----------------	--

SITE DATA

Existing Zoning	RIA/Single-Family District
Lot Area	8,013 square feet / 0.18 acres
Ward(s)	2
Neighborhood(s)	Seward
Designated Future Land Use	Urban Neighborhood
Land Use Features	None
Small Area Plan(s)	<u>N/A</u>

Date Application Deemed Complete	May 8, 2015	Date Extension Letter Sent	May 22, 2015
End of 60-Day Decision Period	July 7, 2015	End of 120-Day Decision Period	September 5, 2015

BACKGROUND

CONTINUANCE

This project was originally scheduled for the June 1, 2015, city planning commission meeting. The CPED staff report for the June 1 meeting was published on Tuesday, May 26. On May 27, the applicant, White Tree LLC, submitted a request to continue this item one city planning commission meeting cycle in order to attend the Seward neighborhood meeting prior to the city planning commission making a recommendation on the application to the city council. The applicant was scheduled to attend the Seward neighborhood meeting on June 9th.

SITE DESCRIPTION AND PRESENT USE.

The project site is located at the northwest corner of the intersection of 35th Avenue South and 25th Street East. The lot has approximately 35 feet of street frontage along 35th Avenue South, but then extends to sixty feet at the back of the lot; the back half of the lot at 2444 35th Avenue South was combined with the subject property at an earlier date to create this configuration. From 1924-1962, the property was zoned commercial (1924 zoning map). In 1963, the property was rezoned from commercial to R1A, its current zoning.

The property site contains a one-story commercial/office building that was built in 1960; the 1960 building index card defines the construction type as an office building (B-370816). The gross floor area of the building is 4,220 square feet. The building has a flat roof and fronts 25th Street East; the elevation facing 35th Avenue South is a painted concrete wall without windows. The subject parcel has alley access and an impervious surface area behind the building that is a combination of concrete and asphalt. This area has historically been used for parking and outdoor storage. There are trees and shrubs between the building and the property lines along 25th Street East and 35th Avenue South.

In 1971, Tri-State Bearing, a wholesale and retail use, moved into the subject building from 3429 East 25th Street; across the street. Tri-State Bearing operated at the subject property until 2011 and was a legal nonconforming use when it was in operation. However, in 2011, Hennepin County acquired the property due to tax forfeiture. The applicant, Mr. Walters and White Tree LLC purchased the property in December 2014 from Hennepin County. Due to the county forfeiture process, the property has been determined by the zoning administrator not to have lost its nonconforming rights until December 15, 2015.

When Tri-State Bearing was the building tenant and the property was in the forfeiture process, there were numerous neighborhood complaints filed due to the condition of the property and the illegal outdoor storage.

SURROUNDING PROPERTIES AND NEIGHBORHOOD.

The surrounding area is primarily residential uses that are zoned R1A. However, there are commercial and industrial uses along 25th Street East. These include a mixed use building across the street (art gallery and two residential units) at 2504 35th Avenue South which is zoned I1/Light Industrial. A block to the west are the Birchwood Café at 3311 25th Street East (zoned C1) and a mixed use building (record store, laundromat and yoga studio) at 3330 25th Street East which is zoned R1A. Café Racer Restaurant is located four blocks to the west at 2929 25th Street East (zoned C1). The mix of residential and commercial uses along 25th Street East is due in large part to the zoning that allowed for commercial uses along 25th Street as well as 25th Street having a Twin Cities Rapid Transit (TCRT)

streetcar line (The East 25th Line). Today, 25th Street East is not a designated community corridor; however, it is a collector road that moves traffic from residential streets to arterial roads. In 2012, 25th Street East had an annual average daily traffic (AADT) count of 2,400 vehicles (Source: Mn/DOT Traffic Data). The #9 bus route currently runs along 25th Street East.

The comprehensive plan designates the project site as urban neighborhood which is a predominately residential area that may also include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses scattered throughout.

PROJECT DESCRIPTION.

The applicants are proposing to rezone the property at 3414 East 25th Street from R1A/Single-Family District to C1/Neighborhood Commercial in order to attract one or two tenants and build out the interior spaces to fit their specific needs. The proposed site and building improvements include adding additional landscaping and upgrading the heating/cooling system.

PUBLIC COMMENTS. One public comment was received at the time of the staff report being published. Any additional correspondence received prior to the public meeting will be forwarded on to the city planning commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 3414 East 25th Street from R1A to C1 based on the following findings:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The proposed zoning would be consistent with the applicable policies of The Minneapolis Plan for Sustainable Growth. The property is designated as urban neighborhood on the future land use map. The following principles and policies outlined in the plan apply to this proposal:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- I.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- I.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.
- I.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety

of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.
- 1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.
- 1.5.3 Promote the preservation of traditional commercial storefronts wherever feasible.

Land Use Policy 1.6: Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.

- 1.6.1 Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

Rezoning the property from the R I A/Single-Family District to the C I /Neighborhood Commercial District would be consistent with the applicable policies of *The Minneapolis Plan for Sustainable Growth*. The future land use of the project site is urban neighborhood. The urban neighborhood designation is primarily residential, however, it includes undesignated nodes and small-scale uses, including neighborhood-serving commercial, scattered throughout. The purpose of the C I District is to provide a convenient shopping environment of small scale retail sales and commercial services that are compatible with adjacent residential uses.

While the existing property is not located on a designated corridor or in a designated node, the property has been occupied by a commercial use since 1960 when commercial/offices uses were permitted and East 25th Street has served as an unofficial community corridor. This stretch of East 25th Street was commercially zoned from 1924 through 1963, and currently has a number of commercial uses along the corridor, including: Birchwood Café, Café Racer Restaurant, Dead Media Books and Records, Seward Laundromat, and Big River Yoga. In addition, mass transit has serviced this stretch of East 25th Street since 1912 (streetcar and bus).

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

Rezoning the property is in the public interest and is not solely for the interest of the property owner. The project site and East 25th Street are not typical parcels and corridors. In 1960, when the current one-story flat roof commercial/office building was built, the subject property was zoned commercial and was a permitted use. A commercial use has continued to operate at this site for more than 50 years. East 25th Street has historically been a thoroughfare for residents getting to their properties and has had commercial uses positioned intermittently along the street where there

was streetcar/bus service. Rezoning the property will allow for one of the few commercial buildings along East 25th Street to continue to provide small scale commercial uses and/or office space that is compatible with the adjacent residential uses.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

Properties in the immediate area are primarily zoned RIA/Single-Family District. However, there are some parcels zoned CI/Neighborhood Commercial and I1/Light Industrial along East 25th Street. A majority of the properties within the general area are single- and two-family residences. However, as previously stated, there are intermittent commercial properties along East 25th Street. Given the surrounding mix of zoning classifications/uses along East 25th Street, the history of the project site, as well as adopted policy, rezoning the subject property to the CI Neighborhood Commercial District would be appropriate and compatible in this location.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The RIA/Single-Family District allows single family dwellings and a handful of non-residential uses. However, given the size of the property most of the non-residential uses would not be allowed in the RIA District. The existing commercial/office building is nonconforming. A nonconforming use may not be changed to any other use, other than a use permitted in the district, unless granted approval through a change of nonconforming use. The applicant has stated that the length of the process for a change of nonconforming use has proven difficult for the applicant to attract tenants to occupy the building. Although some reasonable use of the property are allowed in the RIA Single-Family District, the RIA zoning classification does not allow for small scale retail uses or office space. In addition, it should be noted that given the low-density zoning classification currently in place, redevelopment of the property to a conforming, residential use seems unlikely.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The surrounding area is and has primarily remained a low-density residential area with commercial uses scattered along East 25th Street.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 22

LEGAL DESCRIPTION. LOT 2 EXCEPT THE EAST 80 FEET OF THE NORTH 32 FEET THEREOF; AND ALL OF LOT 3 BLOCK 003, REARRANGEMENT OF BLOCKS IN THE TOWN OF FALLS CITY

RECOMMENDATIONS

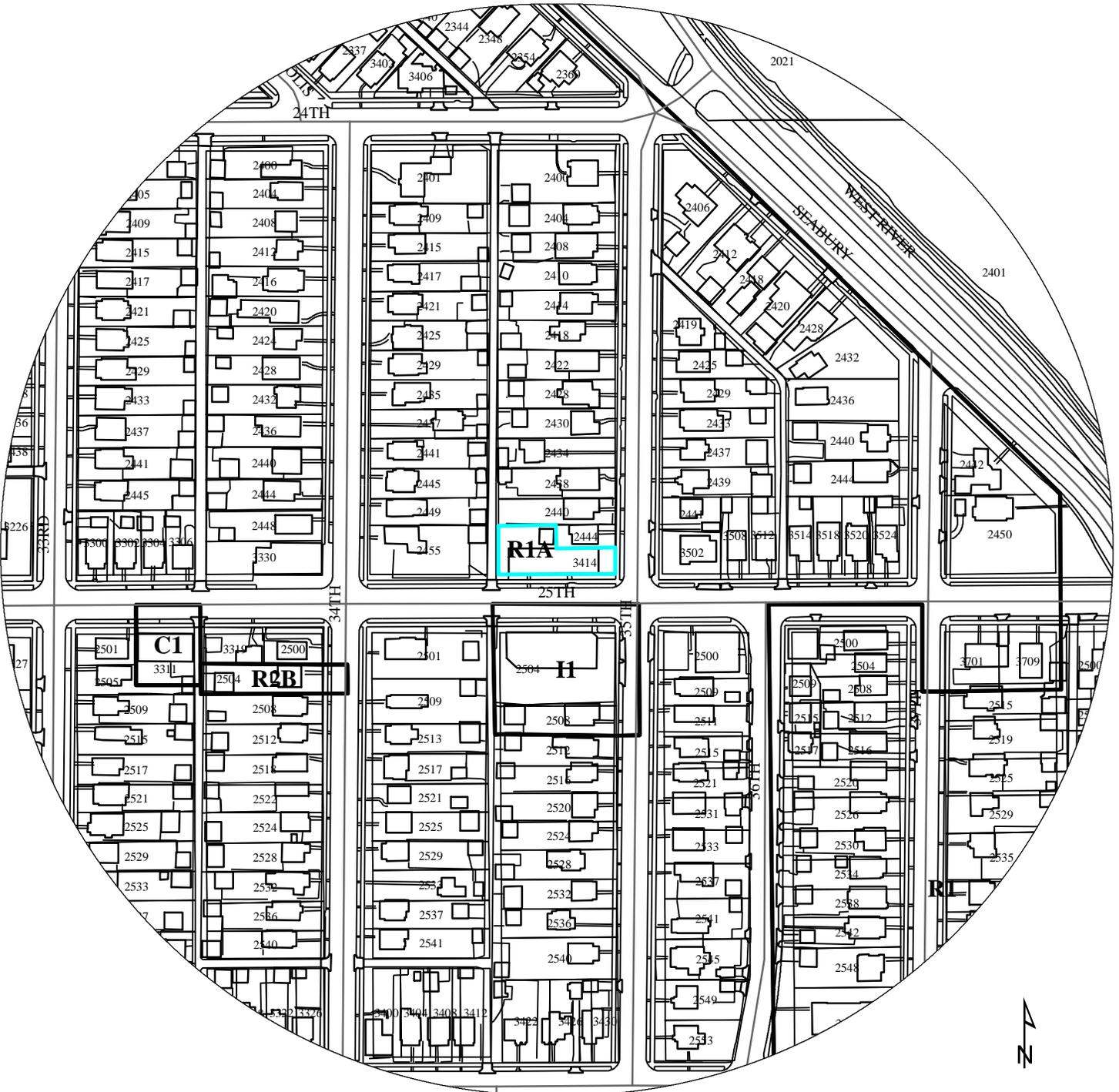
The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the rezoning application by White Tree LLC for the property located at 3414 East 25th Street in the RIA/Single-Family District.

A. Rezoning the property from the RIA zoning district to the CI zoning district.

Recommended motion: **Approve** the application for rezoning the property from the RIA/Single-Family District to the CI/Neighborhood Commercial District.

ATTACHMENTS

1. Zoning map
2. Zoning comparison
3. Written description and findings submitted by applicant
4. Site plan/floor plan
5. 1946 Minneapolis Street Car and Bus System
6. Aerials
7. Images



	Single- and Two-Family Districts R1A	Commercial Districts C1
	Single-Family District	Neighborhood Commercial District
FAR		
Base FAR Maximum	0.50	1.70
20% bonus for enclosed, underground or structured parking		0.34
20% bonus for 50% ground floor commercial		0.34
20% bonus for 20% affordable units		0.34
Total possible FAR	0.50	2.72
Required lot area per dwelling unit (sq. ft.)	5,000	700
Possible DU Bonuses:		
20% bonus for enclosed, underground or structured parking		Y
20% bonus for 50% ground floor commercial		Y
20% bonus for 20% affordable units		Y
Base building height maximum (in stories)	2.5	2.5/3
Maximum size of retail store (sq. ft.)	0	8,000
Maximum Lot Coverage	50%	n/a
Maximum Impervious Surface Coverage	65%	
Yard Requirements		
Front	20	0
Interior side or rear ¹	5	5
Corner Side	8	0
Height Requirements		
Feet		35
Stories		2.5
Retail		
Maximum size of retail store (sq. ft.)-base	0	4,000
Bonus for no parking b/w structure and street	0	2,000
Bonus for additional stories & parking	0	2,000

Rezoning Application – Statement of Proposed Use

Property Address: 3414/3424 East 25th Street

We recently purchased the commercial building located in the Seward Neighborhood at 3414 East 25th Street on the Hennepin County Tax Forfeit Auction back in December. This building has been vacant for several years and we would like to renovate it so that it can be used for businesses once again.

The property is currently zoned as Residential (R1), however, it still retains its “Commercial Non-Conforming Use” rights (it was built in 1961 as a commercial building, two years before they rezoned the area to Residential). We have decided to pursue a zoning change request to rezone the property from R1 to C1 in order to attract new businesses. We have obtained the required 2/3 signatures from neighboring properties within 100 feet and are moving forward with our application.

The building is currently separated into two separate office spaces with additional storage in-between the units. We are looking to attract one or two tenants and then build out the space(s) to fit their specific needs. At a minimum we will be upgrading the heating /cooling system to new high efficiency units and re-plumbing the bathrooms to make at least one ADA accessible. There will be many other improvements that will depend on the specific tenant(s) needs such as lighting, electrical, flooring, wall coverings, and more. There will also be some exterior landscaping and signage improvements made.

Sincerely,



Bryan Walters

White Tree LLC – Vice President

MINNEAPOLIS STREET CAR AND BUS SYSTEM

CONSULT THIS GUIDE FOR ROUTING AND LOCATION OF LINES



- STREET CAR LINES
- - - BUS LINES
- CITY LIMITS

KEY TO NUMBERS

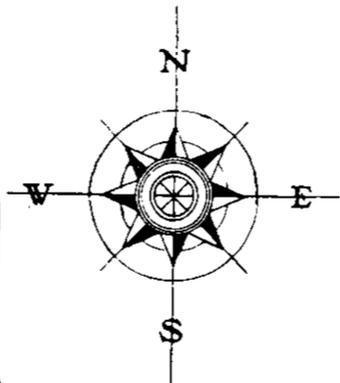
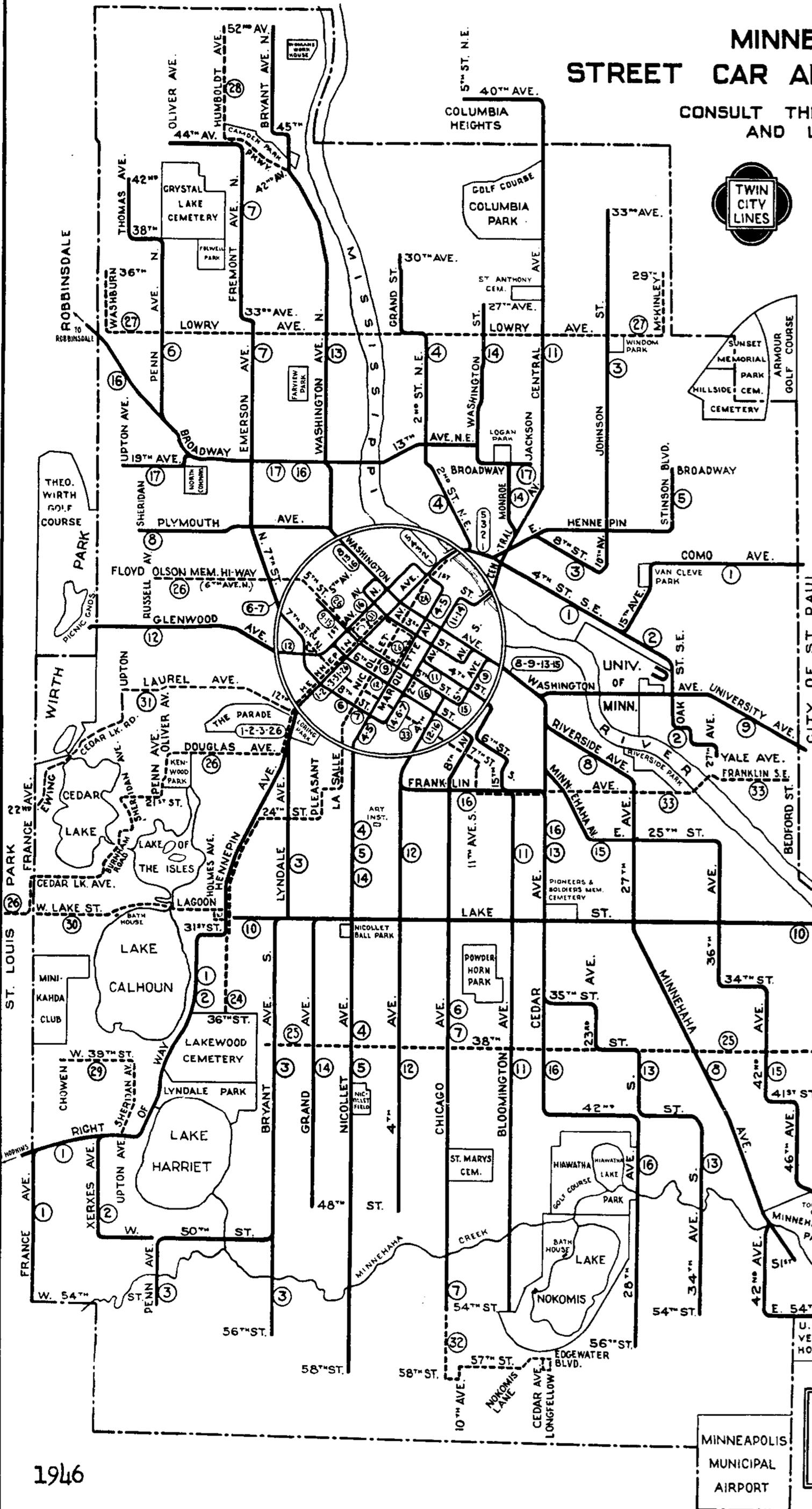
- ① COMO-HARRIET-HOPKINS
- ② OAK-HARRIET
- ③ BRYANT-JOHNSON
- ④ NICOLLET-2ND ST. N.E.
- ⑤ NICOLLET-N.W. TERMINAL
- ⑥ CHICAGO-PENN
- ⑦ CHICAGO-FREMONT
- ⑧ FT. SNELLING-MINNEHAHA-PLYMOUTH
- ⑨ ST. PAUL-MINNEAPOLIS
- ⑩ SELBY-LAKE
- ⑪ BLOOMINGTON-COL. HTS.
- ⑫ GLENWOOD-4TH AVE.
- ⑬ 34TH AVE. S.-N. BRYANT
- ⑭ GRAND-MONROE
- ⑮ EAST 25TH ST.
- ⑯ 28TH AVE. S.-ROBBINSDALE
- ⑰ BROADWAY CROSSTOWN

BUS LINES

- ⑳ NICOLLET-HENNEPIN

STREET CAR BUSES

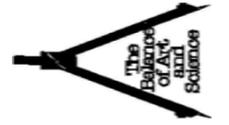
- ㉑ 38TH STREET
- ㉒ KENWOOD-ST. LOUIS PARK-RUSSELL NO.
- ㉓ LOWRY AVE.
- ㉔ HUMBOLDT AVE.
- ㉕ WEST 39TH ST.
- ㉖ WEST LAKE ST.
- ㉗ BRYN MAWR
- ㉘ CHICAGO AVE.
- ㉙ FRANKLIN AVE.



STREET CAR INFORMATION
CALL MAIN 1214
INFORMATION DESK

MINNEAPOLIS MUNICIPAL AIRPORT

REUSE of 3414 - 3424 EAST 25TH ST. Mpls



ZONING: NON-CONFORMING COMMERCIAL USE IN RESIDENTIAL District

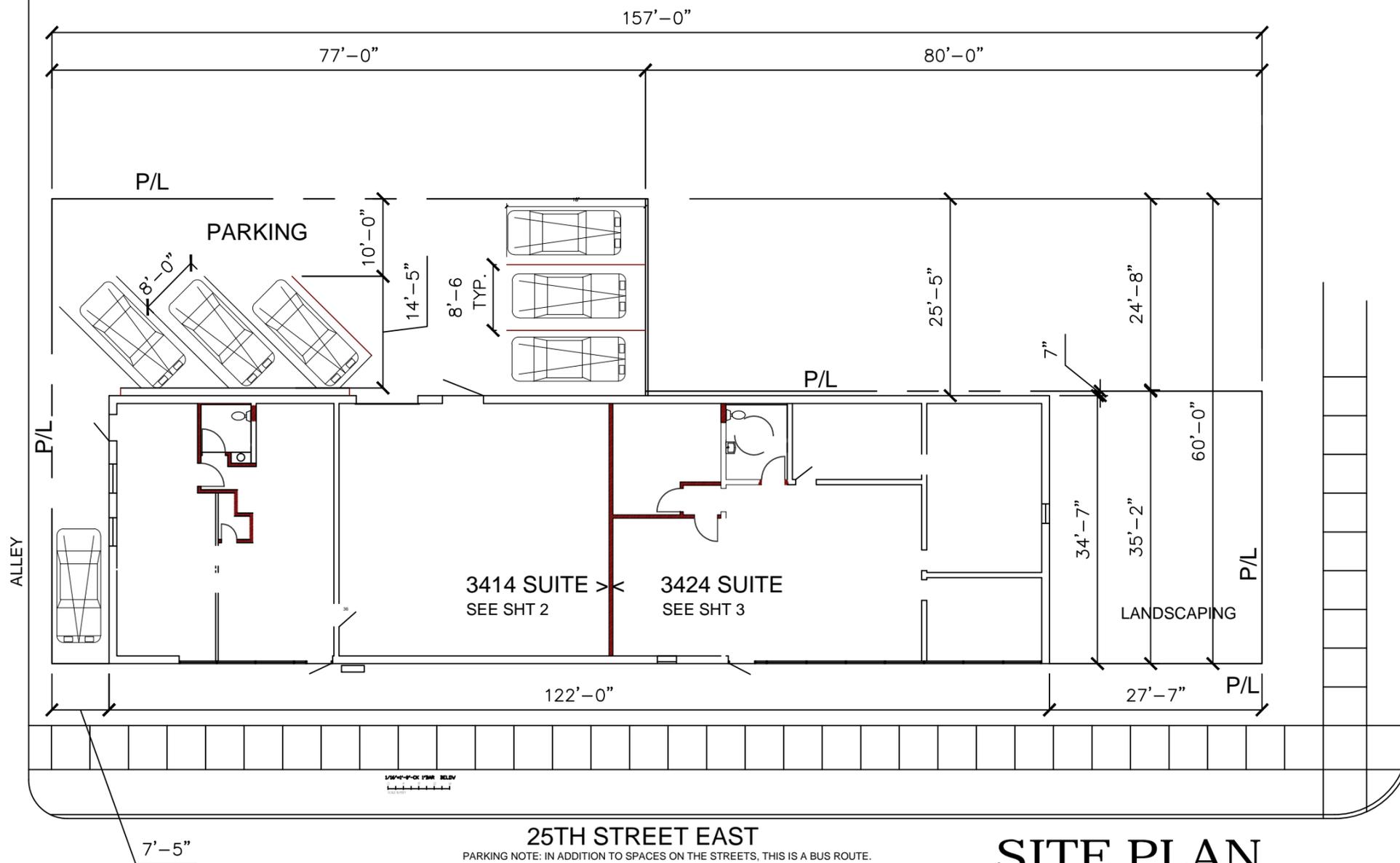
- Anticipated Uses: BUSINESS ('Grandfathered')
- 3414 Tattoo Shop, 3424 Medical Consulting.
- PARKING
- REQUIRED
- CALCULATION:
- Grandfathered
- HEALTH/DEPT. AGRICULTURE (SUITE 3414)
- Floors smooth concrete.
- Walls acrylic paint over vapor barrier primer.
- Ceiling- New dropped acoustic ceiling.

SCOPE:

- PLUMBING, HVAC AND ELECTRICAL SYSTEMS - BIDS BEING RECEIVED FOR MOSTLY NEW WORK.
- VERIFY CODES FOR PLENUM SPACES AND 'TYING' INTO EXISTING.

BUILDING CODE:

- International Building Code (IBC) 2012
- BUILDING TYPE 3B - MASONRY EXTERIOR, UNPROTECTED STEEL BAR JOIST AND METAL DECK ROOF No Sprinklers.
- OCCUPANCY:
- BUSINESS (BOTH SUITES)
- DEVISIONING WALL: Provide equivalent of 1 hr.
- NOTE: OWNER CHOOSES TO USE NON-SEPERATED USE PROVISIONS OF CODE WITH 1 HR. WALL.
- PARTITIONS: WALLS OF WOOD STUD OR STEEL, 5/8" TYPE 'X' DRYWALL EA SIDE.
- Dropped ACT ceiling except where noted.



CALCS FOR PARKING

541.110 MULTIPLE OFFICES
 BUILDING GROSS 4211SF
 REQD= 4+1= 5

PARKING SHOWN =7

CALCS FOR TOILETS

3414 SUITE
 OFFICE 795/100 =8
 WAREHSE 1224/500=3
 TOTAL OCCUPANTS =11

3424 SUITE
 OFFICE 1581/100 =15
 ACCESS 121/300 = 1
 TOTAL OCCUPANTS =16

CASE FOR 1 TOILET RM

AREA OF OFFICES
 IN THE 3424 SUITE
 IS 1,476 SF/100=15.

LIST OF SHEETS

1. SITE AND NOTES
2. 3414 SUITE
3. 3424 SUITE
4. MATERIALS & SCOPE

25TH STREET EAST
 PARKING NOTE: IN ADDITION TO SPACES ON THE STREETS, THIS IS A BUS ROUTE.

SITE PLAN

Copyright 2014 by Architect Direct AND Gary Turpening (gary@archdirect.com)
 Printing and use of these drawings only by Limited License for construction of the Project Named in these documents ONLY. Questions call 612-327-6725.
 These drawings are guidelines only: VERIFYING details jointly the responsibility of the contractor and his/her subcontractors and suppliers.

SITE

SCHEMATIC
 16 FEB 2015

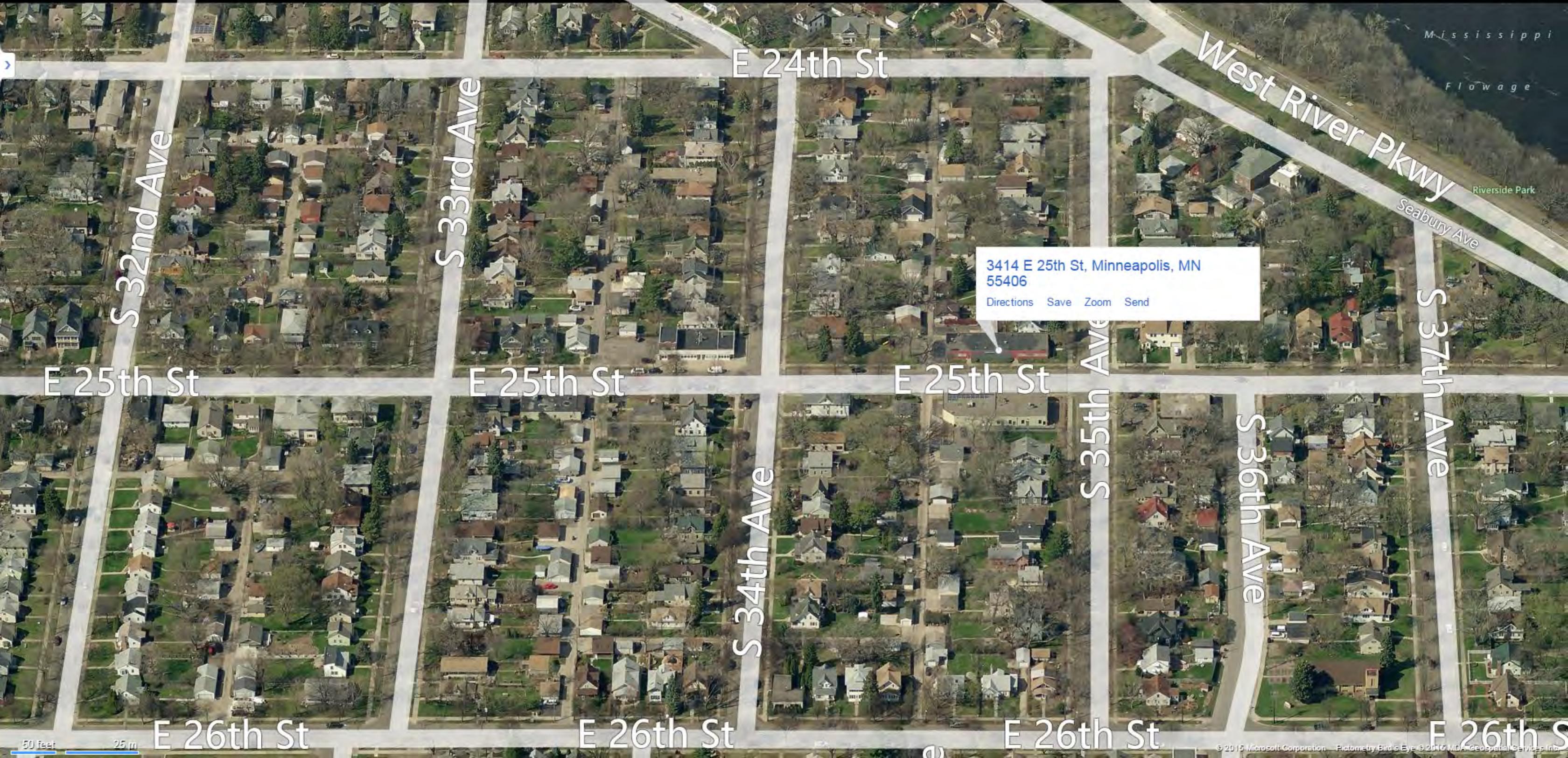
1

Architect Direct

ARCHITECTURE * SITE & NEIGHBORHOOD PLANNING * PROJECT MANAGEMENT

REUSE of 3414-24 E 25th St. Mpls

White Tree LLC Bryan Walters, Project Manager
 4557 Park Ave. S. Minneapolis MN 55407
 Phone (612) 275-7210



E 24th St

West River Pkwy

Mississippi
Flowage

Riverside Park

Seabury Ave

3414 E 25th St, Minneapolis, MN
55406

[Directions](#) [Save](#) [Zoom](#) [Send](#)

S 32nd Ave

S 33rd Ave

E 25th St

E 25th St

E 25th St

S 35th Ave

S 37th Ave

S 34th Ave

S 36th Ave

E 26th St

E 26th St

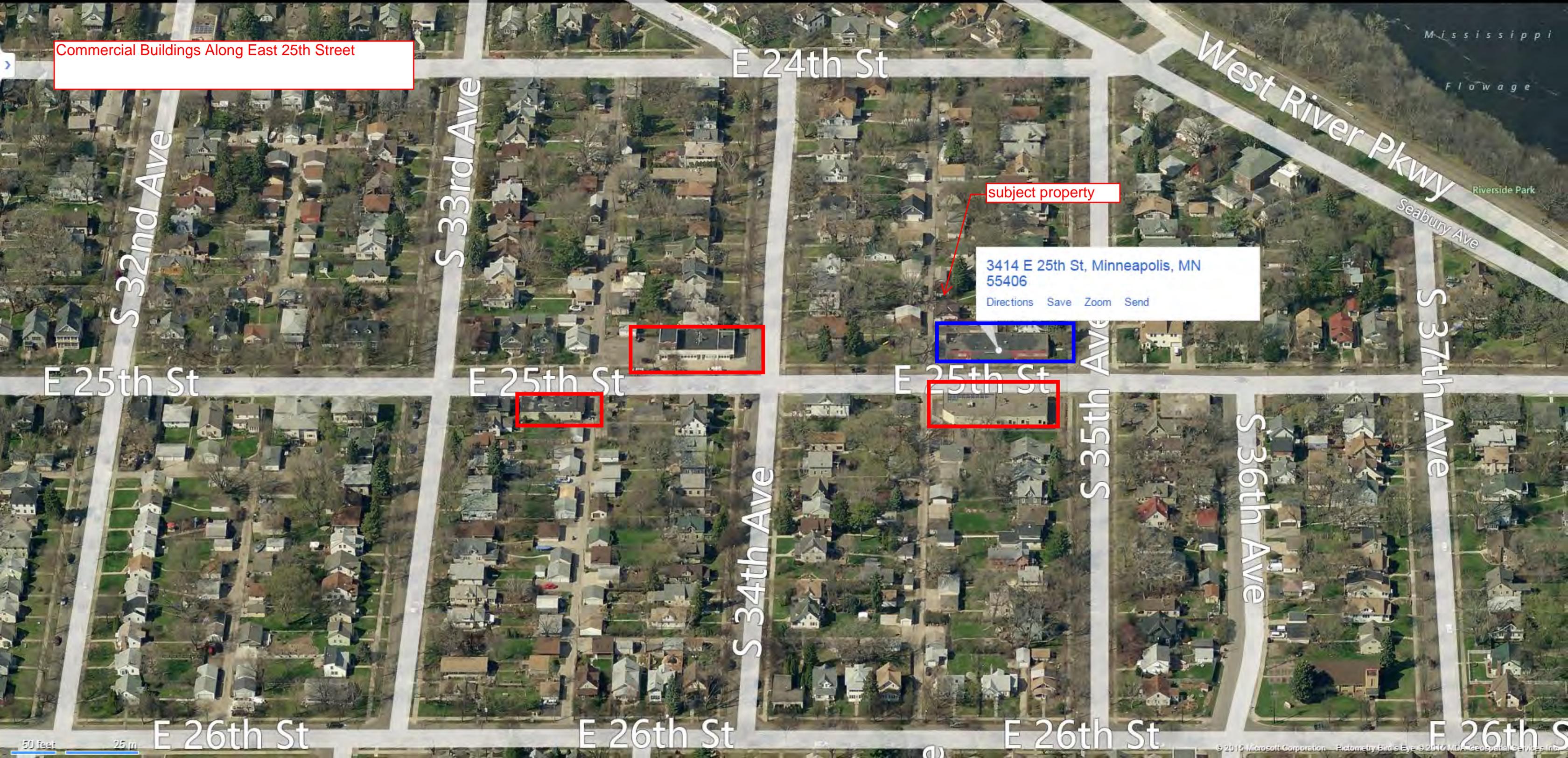
E 26th St

E 26th St

50 feet 25 m

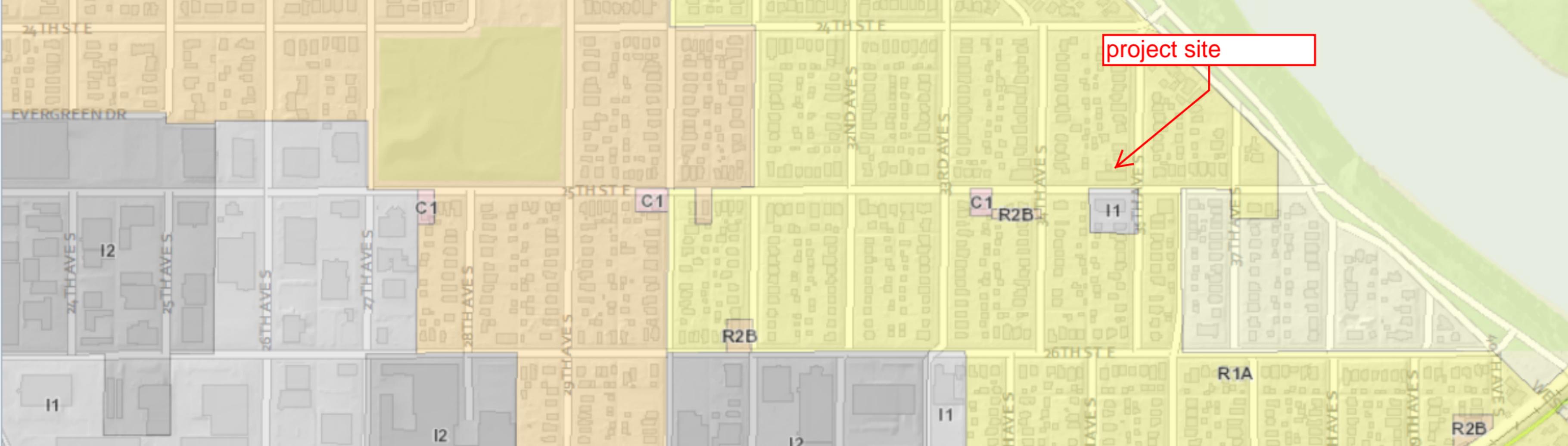
© 2016 Microsoft Corporation. Pictometry Bird's Eye © 2016 MDA Geospatial Services Inc.

Commercial Buildings Along East 25th Street



subject property

3414 E 25th St, Minneapolis, MN
55406
[Directions](#) [Save](#) [Zoom](#) [Send](#)



project site



I1

24TH STE

24TH STE

EVERGREEN DR

30TH STE

26TH STE

24TH AVE S
25TH AVE S

26TH AVE S

27TH AVE S

28TH AVE S

29TH AVE S

32ND AVE S

33RD AVE S

34TH AVE S

37TH AVE S

40TH AVE S

I2

C1

C1

C1

R2B

R2B

I1

I2

I2

I1

R1A

R2B



View from 25th Street East



View from alley



View from alley



Hanauer, Aaron M.

From: Yellow Tree LLC <yellowtrellc@gmail.com>
Sent: Wednesday, May 27, 2015 9:25 AM
To: Hanauer, Aaron M.
Subject: RE: 3414 East 25th Street: planning commission date

Aaron,

Please postpone the planning commission public hearing for the rezoning application to June 15. We would like to do this in order to attend the SNG CDC meeting on June 9th to garner their support for our rezoning application. Let me know if there is anything we need to do in order to make this change. Thanks!

Bryan

Bryan Walters

Manager/Vice President

Office: 612-275-7210

Mobile: 612-432-1947

E-Mail: YellowTreeLLC@gmail.com



www.YellowTreeHomes.com

From: Hanauer, Aaron M. [<mailto:Aaron.Hanauer@minneapolismn.gov>]
Sent: Wednesday, May 27, 2015 8:22 AM
To: yellowtrellc@gmail.com
Subject: 3414 East 25th Street: planning commission date

Bryan,

I got your message. If you would like to postpone the planning commission public hearing for the rezoning application to June 15, please email me letting me know that is your preference as well as a brief explanation on why would like to postpone the public hearing one cycle (e.g. to attend the Seward neighborhood meeting).

Thanks,
Aaron

Aaron Hanauer, AICP
Senior City Planner

City of Minneapolis – Community Planning and Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

Office: 612-673-2494
aaron.hanauer@minneapolismn.gov
www.minneapolismn.gov/cped



Alternative Living Solutions

6/1/15 CPC
Agenda Item #4, Letter #2
3414 East 25th Street

2437 35th Ave South
Minneapolis, MN 55406-1428

altlivesolutions@gmail.com
(612) 432-1603 (mobile)
(612) 724-4137 (office)

Minneapolis City Planning Commission
Public Service Center
250 S 4th St, Room 300
Minneapolis, MN 55415

RE: Petition to Rezone Property Located at 3414 25th St E (aka Tri-State Bearing Building)

Dear Commissioners (CM Lisa Bender, Matthew Brown, Meg Forney, Rebecca Gagnon, Ben Gisselman, Ryan Kronzer, Alissa Luepke-Pier, John Slack and Theodore Tucker):

As a homeowner living in geographic proximity to the Tri-State Bearing Building, I am objecting to rezoning the property located at 3414 25th St E from R-1 to C-1 for the following reasons:

- The property is located in a low-density residential neighborhood, so rezoning from R-1 to C-1 is not necessarily compatible with existing uses and classification of property within the general area. Many homeowners in this neighborhood have raised serious concerns about this petition because we do not currently know what the proposed new C-1 use of the property in question might be.
- The Seward Neighborhood Group (SNG) Community Development Committee held a meeting on March 10, 2015. At that meeting Mr. Bryan Walters introduced himself as representing Yellow Tree Real Estate and Investments (aka White Tree, LLC). Mr. Bryan Walters stated that he is the new owner of the Tri-State Bearing Building. At the same meeting, Ms. Ariel Cafarelli (tattoo artist) proposed that a custom tattoo shop called *Tailorbird Tattoo* be opened in the Summer of 2015 in the Tri-State Bearing Building. Many homeowners in our neighborhood have voiced strong objections to some permitted C-1 uses for the property in question **because such uses could adversely impact the general character of the surrounding neighborhood** (e.g., by creating traffic, parking, noise or other problems). Needless to say, there are many families with young children in our neighborhood.
- I note that tattoo and body piercing parlors are a permitted use for C-1 zoned properties in the City of Minneapolis. I point out that some cities (e.g., Riverside, California) have enacted ordinances with the purpose of regulating tattoo and body piercing parlors “*in order to prevent community-wide adverse economic impacts, increased crime, decreased property values and the deterioration of neighborhoods that can be brought about by the concentration of tattoo and body piercing parlors and their location near sensitive uses and to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses*”. (Riverside Municipal Code, Ord. 6966 §1, 2007)

- There are many reasonable uses of the property in question that could be permitted under the existing R-1 zoning classification. And more importantly, these uses would be consistent with *The Minneapolis Plan for Sustainable Growth*. The *Land Use Application Summary* prepared by Mr. Aaron Hanauer (Senior Planner @ CPED) describes several examples of existing commercial uses for properties zoned as R-1 (with non-conforming use permits) located in our neighborhood. Clearly, there are commercial uses of the property in question that could be permitted under the existing zoning classification with the support from homeowners in the surrounding neighborhood.
- Rezoning to C-1 would likely increase the value of the property for Yellow Tree Real Estate and Investments (aka White Tree, LLC); however, there is no evidence that the value of surrounding properties would not be negatively impacted. Depending on what the actual use for the property in question might be, surrounding property values could be impacted negatively. Again, homeowners in the neighborhood do not currently know what the proposed new C-1 use of the property in question might be. Maintaining R-1 zoning with a non-conforming use permit provides far greater assurances to homeowners in the neighborhood that the use of the property in question will remain compatible with the surrounding area. As homeowners, we do not believe that rezoning the property in question from R-1 to C-1 is in the public interest because this action is solely in the interest of a single property owner (Yellow Tree Real Estate and Investments aka White Tree, LLC).
- Yellow Tree Real Estate and Investments purchased the property in question knowing it is not currently zoned as C-1. There is no compelling reason for the City of Minneapolis to modify current zoning from R-1 to C-1 unless the City Planning Commission and CPED can demonstrate clear benefit to our neighborhood.

I want to thank you for this opportunity to provide input on the above referenced petition. I know that you will pay close attention to community needs and preferences during your deliberations about this petition. As you weigh the benefits of rezoning from R-1 to C-1 against the potential adverse impacts on the surrounding neighborhood, I trust that you will **not approve** this petition.

Sincerely,



Les Grant, Ph.D.



6/15 CPC
Agenda Item #2, 3414 E. 25th St.
Letter 1

Seward Neighborhood Group
2323 E. Franklin Ave.
Minneapolis, MN 55406
info@sng.org | 612-338-6205
www.sng.org | www.sewardarts.org

June 15, 2015

Aaron Hanauer
Senior City Planner
250 South 4th Street, Room 300
Minneapolis, MN 55415

Regarding: 3414 East 25th Street Rezoning (BZZ-7157)

Dear Mr. Hanauer:

The Seward Neighborhood Group recommends approval of the rezoning from R-1 to C-1 of the former Tri-State Bearing building at 3414 East 25th Street.

This action was taken by the Seward Neighborhood Group Executive Committee as authorized by the full SNG board at the May 27th board meeting. This was not an easy decision to make. The Executive Committee received a recommendation from the Community Development Committee (CDC) to deny the rezoning. A number of residents living near the building are opposed to the rezoning.

However, after taking into account the CDC motions in opposition, the petition signers in support, and the opinions of SNG board members and community members, the Executive Committee believes rezoning of the building is in the best interest of the entire neighborhood.

Thank you for the opportunity to comment on this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Walen', followed by a horizontal line.

Ben Walen
Co-President
Seward Neighborhood Group

Cc: Bryan Walters

6/15 CPC
Agenda Item #2, 3414 E. 25th St.
Letter 2

Hanauer, Aaron M.

From: 1B6ra1z9 <vvgnj@icloud.com>
Sent: Saturday, June 13, 2015 7:44 PM
To: Hanauer, Aaron M.
Subject: NOT in favor of rezoning the Tri-State Bearing Building R-1 to C-1

Mr. Aaron Hanauer,

My name is Robert Gratz. I own a home in the 2900 Block on East 25th Street in Minneapolis. I am NOT in favor of rezoning the Tri-State Bearing Building at 3414 East 25th Street from R-1 to C-1 status. That is a mistake for the community, as the Seward Neighborhood Community Development Committee has so voted.

I favor R-1 zoning all along 25th Street as it is a residential neighborhood. I prefer it to become MORE residential not less so.

Modest businesses may be appropriate if they are deliberately vetted to be consistent with our Seward neighborhood low-key style and usage. This is best accomplished by selectively granting R-1 property conditional use permits if requested, which can be renewed or not based on the performance of the business.

Robert Gratz.

Hanauer, Aaron M.

From: Tracy Singleton <tracy@birchwoodcafe.com>
Sent: Thursday, June 11, 2015 9:51 AM
To: Hanauer, Aaron M.
Subject: Fwd: Support for C1 Zoning for Yellow Tree Real Estate and Investments

Hello Aaron,

I wanted to forward this letter to you as well. Thank you!

Kindly,

Tracy Singleton, Owner
[Birchwood Cafe](#) | 3311 E 25th Street, Mpls
612-722-4474 Cafe | 612-722-4325 Office

"Innumerable measures bring us this food. We should know how it comes to us." —zen meal prayer

----- Forwarded message -----

From: **Tracy Singleton** <tracy@birchwoodcafe.com>
Date: Tue, Jun 9, 2015 at 4:28 PM
Subject: Support for C1 Zoning for Yellow Tree Real Estate and Investments
To: doug@sng.org, Ben Walen <benwalen@yahoo.com>, "Garwood, Robin D." <Robin.Garwood@minneapolismn.gov>, cam.gordon@minneapolismn.gov

Hello Doug, Ben, Cam and Robin,

I am unable to attend tonight's Community Development Committee meeting and I am writing to ask that the Seward Neighborhood Group please support the zoning request for Yellow Tree Real Estate and Investments' property from R1A to C1.

As both a Seward business/property owner--I own and operate the Birchwood Cafe located at 3311 East 25th Street--as well as a Seward home owner and resident--I live at 2015 33rd Ave South--I both live and work less than two blocks from the old Tri-State Building at 3414- 3418 East 25th Street and I am in full support of C1 zoning for this property.

As a business owner I know first hand the difficulties and limitations of operating under commercial non-conforming use rights. As a landlord, it makes it very difficult to attract tenants due to the lengthy time of the application process can be off-putting to potential tenants. As a neighborhood business owner, I think we want to support other businesses like Yellow Tree, and business owners like Bryan and Robb. We need to do what we can to make it less onerous for the people who are willing to take a risk to invest in a previously problem property and take on the expenses and upkeep and maintenance of it. I know both Bryan and Robb to be responsible, conscientious, community-minded people who want to contribute to Seward in a positive way. Let's support more good people doing good for our neighborhood!

Also, as a neighboring business, I would look forward to potential synergy that any new business might bring to this end of 25th street. I was thrilled when Cafe Racer opened up just a few blocks west and I love the energy and vibrancy that Big River Yoga, across the street, has lent to our corner of Seward.

As a resident and neighbor, I am also in support of the zoning change. I love living in an urban neighborhood and believe a healthy mix of residential and business makes for a more and sustainable living environment and in turn, a stronger more sustainable community. As we all learned with my rezoning to C1, 25th Street was once a vibrant commercial corridor that was all originally zoned for commercial use and I believe this rezoning request falls under the intent that our rezoning was granted under and that it would positively contribute to the neighborhood.

In anticipation that some people may bring up parking concerns, I will say that even on our busiest days at the cafe, it is rare to see more than an occasional car parked on 25th street between 34th and 35th street.

If you have any questions, I can be reached at [612-385-9146](tel:612-385-9146). Thank you for listening to my thoughts.

Kind regards,

Tracy Singleton, Owner

[Birchwood Cafe](#) | 3311 E 25th Street, Mpls

[612-722-4474](tel:612-722-4474) Cafe | [612-722-4325](tel:612-722-4325) Office

"Innumerable measures bring us this food. We should know how it comes to us." —zen meal prayer

Date: June 8, 2015

To: Mpls City Planning Commission

Public Service Center

250 South 4th St., Room 300

Mpls, MN 55415

From: Jillann Babaka

2444-35 Ave. So.

Mpls, MN 55406

Re: Petition to rezone property located at
3414 E 25 St. from R1 to C1.

As aeward neighborhood homeowner living adjacent to the property in question, I object to rezoning this property from R1 to C1 for the following reasons.

Rezoning is not consistent with policies of Mpls plan for sustainable growth

1) Rezoning from R1 to C1 would neither enhance the environment nor protect the public health.

R1 zoning requires a green space in the rear of the building, compatible

with nearby properties.

C1 zoning, on the other hand, would permit an 8 car parking lot behind the property, thereby increasing traffic, noise, pollution

2) The amendment is not in the public interest but solely in the interest of the property owner. The property owners stated purpose in rezoning from R1 to C1 is to avoid the non-conforming use process thereby depriving residents of their right to participate in this process.

3) The zoning classification of properties within area of property applying for rezoning are not compatible.

Surrounding properties are zoned R1 & therefore not compatible with buildings proposed. Zoning classification change from R1 to C1.

Gillian Sabaka

Hanauer, Aaron M.

From: Joanne Skarjune <joanne.skarjune@gmail.com>
Sent: Tuesday, June 09, 2015 11:39 PM
To: Hanauer, Aaron M.
Cc: Doug Wise; Garwood, Robin D.; Gordon, Cam A.
Subject: Tri-State Bearing zoning

Dear Mr. Hanauer,

I have lived at 3518 East 25th Street since August, 1987. In the past 28 years the neighborhood has flourished, with this area becoming a popular place for people to live. So it is with disappointment that I read that you have recommended that the Tri-State Bearing building be rezoned from R-1 (single-family residential) to C-1 (commercial).

Given the wide latitude of uses that R-1 zoning would provide I don't understand why the inconvenience for the new owners going through the paper work for conditional use permits outweighs the risks of how a C-1 zoning permit could impact our neighborhood. There is a huge difference for us in having a say in the approval of the type of business that would reside here rather than handing over control to whomever should own the building. That is why neighborhoods are zoned residential and not commercial, and why the process of conditional use permits are put into place. I am surprised that city officials do not support the zoning that the neighborhood quite literally bought into.

What became apparent to me tonight at the SNG meeting was that it doesn't matter what the neighborhood would like because there was an intention to convert the property to C-1 prior to the sale. Brian Ryan explained that Seward Redesign had considered putting through the C-1 zoning change, but it was too difficult. It appears that the new owners had some indication that Seward Redesign would support the conversion from R-1 to C-1 zoning prior to the sale. As I said at the meeting, this makes me feel helpless as a homeowner.

I don't blame the new owners for pursuing the zoning change. Why would they pass up the opportunity to buy a building knowing that the conversion to C-1 would result in an immediate and long-term profit? The neighborhood resistance was no doubt anticipated, but there is a huge difference between the organizational resources available to Seward Redesign, and neighbors busy with jobs and families who are given little information about the meeting dates.

With the first meeting, 29 people unanimously opposed this conversion. At the meeting tonight which was not publicized, not enough people showed up to support the neighborhood, as they may have assumed that they had given their input at the first meeting and nothing more was required.

All we are asking is that the existing R-1 zoning remain so that we can have some say in the business that goes in there. The owners say that they would not put in any business that could not also be zoned for R-1, but that it's too much trouble to go through the process. But this IS a residential neighborhood and that's WHY these zoning laws exist. It's to protect the neighborhood. I feel that the people that are supposedly looking out for the best interests of the neighborhood, want to take this away from us.

I live about a block away from Tri-State Bearing and rely on off-street parking because there is no possible way to put a garage on my lot. If another business goes in with the parking impact of a restaurant for example, it's very possible I would not be able to park in front of my house. In the event that I put my house up for sale, not having a garage will decrease my property value—I bought into that. But if a potential buyer realizes there is a parking is a problem, this will surely affect the value of my home.

If C-1 zoning is approved, this has the potential to impact every other property within a few blocks of Tri-State Bearing. And it's not just property values, it's the flavor of the neighborhood that we are concerned about, and especially the safety of children living close by.

I appreciate the opportunity to provide feedback and hope that you will share my perspective with the Minneapolis Planning Commission and anyone else who has a stake in this decision. Unfortunately I will not be able to attend the public hearing as I will be out of town.

Thanks in advance for your consideration,
Joanne Hedrick

Dear SNG Board Members,

We are writing you to address the two motions passed at the June 9th CDC meeting concerning the rezoning request for the 3414 25th Ave S property, aka Tri State Bearing. A first motion was passed to deny the CDC support of the rezoning request. A second motion was passed to allow the SNG group to consider the 91 support petitions received to APPROVE the zoning change which were not taken into account during the initial motion. We urge you to give proper consideration to the Seward neighbors that expressed their support in rezoning the property to C1 in the petition. We have attached the copies of the petition for your review.

In the two weeks leading up to the June 9th meeting Robb and myself made a point to meet as many of the immediate neighbors as possible and explain our intent to change the zoning from R1 to C1 zoning. We were able to meet with 108 people who either live or work within a 3 block radius of the property. The overwhelming majority of those people support our effort to rezone, as evident by the 91 signatures we obtained on the petition. We only met 7 neighbors who were opposed to the rezoning and the remaining 10 people were undecided.

The fact that none of the signatures or support emails were taken into account on the CDC vote seem unfair to the neighbors who wished to voice their support by signing the petition. Their voice was not heard when voting on the motion which resulted in the motion to deny support. This is not the true consensus of the neighborhood. This support is in addition to the 2/3 required signatures from neighbors within 100' of our building that we obtained to initiate the rezoning process.

We ask you to consider the 2/3 majority support of neighbors within 100' and the overwhelming support of the 91 petitioners. We believe this support speaks to the actual intent of the Seward neighborhood and holds more weight than a 6-8 vote that occurred from only those people that were able to attend the meeting for the duration.

Please forward to the other board members as we do not have all of their email addresses. Feel free to contact us if you have any questions or need any clarification. We can also attend any upcoming SNG meetings to discuss.

Sincerely,



Bryan Walters

SUPPORT PETITION FOR AMENDMENT TO THE ZONING CODE

We the undersigned have reviewed the petition of Bryan Walters (name of petitioner(s)) to rezone the property described in that petition and encompassing the following address:

ADDRESS OF PROPERTY TO BE REZONED	PROPERTY ID NO. OF PROPERTY TO BE REZONED
3414 East 25 th Street Minneapolis, MN	3102923240012

We understand that the petitioner seeks to rezone this property from the R1 District to the C1 District for the purpose of renovating the existing commercial building for potential businesses, and we do hereby support the requested amendment of the Zoning Code of the City of Minneapolis.

Name (print)	Signature	Address
Rebecca Martin	<i>[Signature]</i>	2540 35th Ave S 55406
Meirinda Look	<i>[Signature]</i>	01 11 11
KERRIE CATHCART	<i>[Signature]</i>	2520 35 th Ave S. 55406
Emily Brown-Phillips	<i>[Signature]</i>	2528 35 th Ave S. 55406
Norman Dybeck	<i>[Signature]</i>	2532 35 th Ave S 55406
Chris Martin	<i>[Signature]</i>	2540 35 th Ave S 55406
Allen Davis	<i>[Signature]</i>	3528 E 26 th
DAVID GAGNE	<i>[Signature]</i>	3517 E. 26 th St. 55406
Tom Casey	<i>[Signature]</i>	2529 34 th Ave S.
Anna Light	<i>[Signature]</i>	2513 34 th Ave S.
Alex Stone	<i>[Signature]</i>	2501 34 th Ave South
NEIL MARTIN	<i>[Signature]</i>	3520 East 25 th St
Thomas Weer	<i>[Signature]</i>	2500 36 th Ave S
ED ERICSON	<i>[Signature]</i>	2530 37 th Ave S.
Laura Schlatter	<i>[Signature]</i>	2538 37 th
Ronald Schlatter	<i>[Signature]</i>	LAURASUE SCHLATTER 2542-37 th Ave S, 55406
GAIEN PIETCHETZ	<i>[Signature]</i>	RONALD SCHLATTER 2542-37 th AVE S 55406
John Kearney	<i>[Signature]</i>	3227 E 25 th APT #3
JOE SULARZ	<i>[Signature]</i>	2512 33 rd Ave S, Apt 2
Toni Veldy	<i>[Signature]</i>	2540 33 rd Ave S
Justin Christy	<i>[Signature]</i>	2544 33 rd Ave So
KOOCO DONELLO	<i>[Signature]</i>	2525 32 nd Ave S
Linda Johnson	<i>[Signature]</i>	2537 32 nd Ave S.
Clara Schultz	<i>[Signature]</i>	2541 32 nd Ave S.
Anneke Haku	<i>[Signature]</i>	2549 32 nd AVE S.
Sara Younge	<i>[Signature]</i>	2540 32 nd Ave S
Alex Leinen	<i>[Signature]</i>	2517 32 nd Ave S.
Roby Schneider	<i>[Signature]</i>	2522 32 nd Ave S.
Shannon Poltreis-Gottschalk	<i>[Signature]</i>	2549 33 rd Ave S
		3012 E 25 th St.

SUPPORT PETITION FOR AMENDMENT TO THE ZONING CODE

We the undersigned have reviewed the petition of Bryan Walters (name of petitioner(s)) to rezone the property described in that petition and encompassing the following address:

ADDRESS OF PROPERTY TO BE REZONED PROPERTY ID NO. OF PROPERTY TO BE REZONED

3414 East 25 th Street Minneapolis, MN	3102923240012
---	---------------

We understand that the petitioner seeks to rezone this property from the R1 District to the C1 District for the purpose of renovating the existing commercial building for potential businesses, and we do hereby support the requested amendment of the Zoning Code of the City of Minneapolis.

Name (print)	Signature	Address
Paul Vesey	<i>Paul Vesey</i>	2500 36 th Ave S.D.
Terri Dimpler	<i>Terri Dimpler</i>	2500 36 th Ave S.D.
Nick Vesey	<i>Nick Vesey</i>	2500 36 th Ave S.D.
DUSTIN TERVES	<i>Dustin Terves</i>	2500 36 th Ave S.D.
Samantha Vesey	<i>Samantha Vesey</i>	2500 36 th Ave S.D.
Gary Vesey	<i>Gary Vesey</i>	2500 36 th Ave S.D.
David Peterson	<i>David Peterson</i>	2438 33 rd Ave S
Garrett and Natalie Peterson	<i>Garrett Peterson</i>	2416 34 th Ave S
Joy + Ted Martin	<i>Joy Martin</i>	2515 37 th Ave S
Emily Langerak	<i>Emily Langerak</i>	2539 37 th Ave S
Alex Joglekar	<i>Alex Joglekar</i>	2617 33 rd Ave S
Todd + Jeannette Sample	<i>Todd Sample</i>	2533 32 nd Ave S
Deanna + Steve Feldner	<i>Deanna Feldner</i>	2553 33 rd Ave S
Guy + Cheryl Ramirez	<i>Guy Ramirez</i>	3318 E. 36 th St. Mpls.
Medjan Simmonds	<i>Medjan Simmonds</i>	2545 32 nd Ave S. Mpls.
Dennis Grebenow	<i>Dennis Grebenow</i>	2544 32 nd Ave S Mpls
Ak Khalafiah	Ak Khalafiah	2536 32 nd Ave S
Colin CARPENTER	<i>Colin Carpenter</i>	2516 32 nd Ave S
Jim McConville	<i>Jim McConville</i>	3125 E. 25 th ST
Pam McConville	<i>Pam McConville</i>	3125 E 25 th ST
ROBERT MILANOV	<i>Robert Milanov</i>	910 FRANKLIN TER.
Corson A WICHTARMAN	<i>Corson Wichtarman</i>	2727 126 th ST
Scott Vreeland	<i>Scott Vreeland</i>	2437 33 rd Ave. S.

#1
#1
#3
#3
#7
#1
#55406

2543 37th - will attend meeting

Hanauer, Aaron M.

6/15 CPC
Agenda Item #2, 3414 E. 25th St.
Letter 7

From: EDWerger@aol.com
Sent: Monday, June 15, 2015 11:10 AM
To: Hanauer, Aaron M.
Subject: Fwd: 3514 E 25th ST Potential Re-Zoning

Dear Mr. Hanauer,

We live at 3512 E 25th ST, three doors away from the Tri-State Bearing property at 3514 E 25th ST. We have hopes for the future of this building, as well as concerns over the proposed change of zoning so near to our home. Many neighbors have shared similar concerns with us as well.

First, we are concerned that a successful business will create increased on-street parking and traffic. Our own property on 25th ST has already had several incidents of vehicles entering our yard and hitting our house. Traffic on E 25th ST is already a problem, especially since the Birchwood has become such a success. East 25th ST & South 36th AVE is a historically problematic intersection with two bus stops. More on-street parking and increased car traffic from another business will make our neighborhood more dangerous for pedestrians, bicyclists, and bus riders.

On the other hand, a successful new business could enhance the neighborhood with convenient business options and enhanced property values.

It is imperative that whatever business(es) are selected for this property be truly in the best interest of the **neighborhood as a whole** and not only in the financial interest of the owners of the property in question. Our neighbors are fearful that Yellow Tree Properties could re-zone the property, sell it, and be gone without any personal or long-term investment in this neighborhood.

We are worried that re-zoning to C-1 will reduce the neighborhood voice about what kinds of businesses would be permitted in the future. There are a number of successful businesses nearby on 25th ST operating within the R-1 zoning restrictions. It's unclear why this one business can't attract commercial tenants where the other businesses (the laundromat, yoga studio, and record shop) have all succeeded. Yellow Tree purchased this property knowing it is R-1 and knowing that the other local businesses have the same zoning. If they are successful in having it re-zoned C-1, the neighbors have one less layer of review in terms of assuring that whatever business(es) go in will be suitable to our neighborhood and will be in everyone's interest. We are of course most fearful that a business could enter which would change the character of the neighborhood and reduce our property values.

We wish to see a successful business or businesses occupy the Tri-State Bearing building. We also wish to see minimal impact on traffic and a business which is truly an enhancement to our neighborhood. We fear that the zoning change without neighborhood review could reduce liveability and the predominately residential neighborhood character, as well as increase traffic and harm property values.

Thank you for your consideration of this issue which affects us and our neighbors on a deeply personal level.

Sincerely,
Paul & Elise Werger

3512 E 25th ST
Minneapolis, MN 55406
612-729-2347

6/15 CPC
Agenda Item #2, 3414 E. 25th St.
Letter 8

Hanauer, Aaron M.

From: Rosa Ramirez <rjramirez9@gmail.com>
Sent: Monday, June 15, 2015 12:27 PM
To: Hanauer, Aaron M.
Subject: Comments regarding rezoning request for 3414 25th Street East

Dear Mr. Hanauer,

I am writing to express my concerns about rezoning this property.

My first, and primary concern, is that these commercial-type properties on 25th Street (the Birchwood, the laundromat/yoga studio, the former Tri-State Bearing building), were originally built to serve the needs of immediate neighbors. As such, they are unable to meet the parking needs generated by the new types of businesses that now operate (or seek to operate) in those spaces.

This is still a very residential neighborhood, and I am concerned that these businesses are drawing a large number of cars as patrons come from other areas of the metro. As a resident at 2444 34th Avenue, I know that parking is so congested on 25th Street that there are daily safety concerns as parked cars block sight lines around intersections and alley ways. When driving I actually rarely depart from the south side of the block because it is so hard to see oncoming vehicles. Adding another business that doesn't have parking will very likely exacerbate this problem.

My second concern is in regards to absentee landlords of commercial property. Without a connection to the neighborhood, I am concerned that the new owner may not have an appreciation for how neighbors are impacted by the business activities of whatever business(es) he decides to lease space to there.

Additionally, it is my understanding that it was clearly communicated that this property did not have commercial zoning when it was sold. Given the high demand for homes in Seward, this property may have residential potential (as it is currently zoned).

I know many of my other neighbors are opposed to specific types of businesses operating in that location. I share this concern in context of the zoning code, which does not (to my knowledge) sufficiently restrict the types of businesses that can operate with C1 zoning. I know this is becoming an issue all over the city, particularly as neighborhood restaurants pop up, and bring increased traffic and noise.

In short, I have not seen any information that would suggest rezoning this property would be an asset to our neighborhood at this time.

Thank you for taking the time to consider the concerns of the neighbors who live near this property.

Rosa Ramirez
2444 34th Avenue South

COMMENTS NOT INCLUDED IN THE
PLANNING COMMISSION ADDENDUM
PACKET

Hanauer, Aaron M.

From: Barbara Cronmiller <tomcron08@icloud.com>
Sent: Tuesday, June 16, 2015 1:33 AM
To: Hanauer, Aaron M.
Subject: Fwd: Tri-state Bearing Building

Sent from my iPad

Begin forwarded message:

From: Barbara Cronmiller <tomcron08@icloud.com>
Date: June 16, 2015 at 1:27:06 AM CDT
To: Aaron Hanauer <aaron.hanauer@minneapolis.gov>
Subject: **Tri-state Bearing Building**

Dear Mr Hanauer,

My name is Thomas Cronmiller. I own my house at 2438 35th Avenue South. It is three houses away from The Tri-State Bearing Building. I wish to state my objection to the possible re zoning from R-1 to C-1.

The surrounding area is low-density residential. I feel that having a commercial property in what is essentially a low density residential area doesn't make sense. Who knows what kind of commercial establishment will go there if not now then maybe in the future.

I understand that in order for the rezoning to be approved it must be in the public interest and not solely in the interest of a single property owner. There is talk of a tattoo parlor going in. That would greatly improve the value of the Tri-State Bearing Building for the current owners. It would not be in the best interest of its neighbors. And if the case of the tattoo parlor is inaccurate and somebody else moves in that would not be best interest of the neighborhood.

As a homeowner in the neighborhood, I simply don't know what kind of commercial business might move in.

For these reasons I wish to, respectfully, state my objection to rezoning of The Tri-State Bearing Building from R-1 to C-1.

Thank you for taking the time to read my letter.
Tom Cronmiller

Sent from my iPad