

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

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MEMORANDUM

DATE: August 4, 2011

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

FROM: Jason Wittenberg, Supervisor, Community Planning & Economic Development - Planning Division, Development Services

CC: Barbara Sporlein, Director, Community Planning & Economic Development Planning Division

SUBJECT: Planning Commission decisions of August 1, 2011

The following actions were taken by the Planning Commission on August 1, 2011. 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, Bates, Carter, Cohen, Gorecki, Huynh, Luepke-Pier, Schiff, Tucker and Wielinski – 10

Committee Clerk: Lisa Baldwin (612) 673-371

3. 2747 Thomas Ave N (BZZ-5211, Ward: 4), 2747 Thomas Ave N ([Shanna Sether](#)).

A. Rezoning: Application by Jen Nichols on behalf of Julie and Don Vang for a petition to rezone the property located at 2747 Thomas Ave N from R1A to R2B.

Action: The City Planning Commission recommends that the City Council adopt the findings and **approve** the rezoning petition to the change the zoning classification for the property located at 2747 Thomas Ave N from R1A Single-Family District to R2B Two-Family District to allow for a two-family dwelling.

B. Variance: Application by Jen Nichols on behalf of Julie and Don Vang for a variance to reduce the minimum lot area from 10,000 sq. ft. to 9,934 sq. ft. (<1%) for the property located at 2747 Thomas Ave N.

Action: The City Planning Commission adopted the findings and **approved** the variance to reduce the minimum lot area from 10,000 sq. ft. to 9,934 sq. ft. (<1%) for the property located at 2747 Thomas Ave N to allow for a two-family dwelling.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Huynh moved approval of the consent agenda (Cohen seconded).

The motion carried 9-0.

4. Asian Media Access (BZZ-5217, Ward: 5), 2418 Plymouth Ave N ([Becca Farrar](#)).

A. Rezoning: Application by Asian Media Access for a petition to rezone 2418 Plymouth Ave N from the R1A (Single-family) district to the OR1 (Neighborhood Office Residence) district to allow an Educational Arts Center.

Action: The City Planning Commission recommends that the City Council adopt the findings and **approve** the rezoning petition to change the zoning classification of the property located at 2418 Plymouth Ave N from the R1A district to the OR1 district.

B. Conditional Use Permit: Application by Asian Media Access for a conditional use permit to allow for the establishment of an Educational Arts Center within the existing structure located at 2418 Plymouth Ave N.

Action: The City Planning Commission adopted the findings and **approved** the conditional use permit application to allow an educational arts center on the property located at 2418 Plymouth Ave N subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.
2. The use shall comply with the Specific Development Standards as outlined in Section 536.20 of the Zoning Code.
3. Installation of bike racks that accommodate parking for a minimum of 6 bicycles.
4. The building shall meet all applicable building codes as it pertains to the change in use, in addition to correcting any of the applicable current building code issues.

C. Variance: Application by Asian Media Access for a variance of the off-street parking requirement for property located at 2418 Plymouth Ave N.

Action: The City Planning Commission adopted the findings and **approved** the variance application to reduce the off-street parking requirement from 21 spaces to zero spaces, where 4 spaces are grandfathered for the property located at 2418 Plymouth Ave N subject to the following condition:

1. Installation of bike racks that accommodate parking for a minimum of 6 bicycles.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Huynh moved approval of the consent agenda (Cohen seconded).

The motion carried 9-0.

6. Zoning Code Text Amendment (Ward: All), ([Kimberly Holien](#)).

A. Text Amendment: Amending Title 20, Chapter 537 of the Minneapolis Code of Ordinances relating to the Zoning Code: Accessory Uses and Structures.

The purpose of the amendment is to expand the locations where catering is a permitted accessory use.

Action: The City Planning Commission recommends that the City Council adopt the above findings and **approve** the zoning code text amendment.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Huynh moved approval of the consent agenda (Cohen seconded).

The motion carried 9-0.