



**Request for City Council Committee Action from the Department of Community Planning  
& Economic Development – Planning Division**

Date: June 29, 2011  
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee  
Referral to: Zoning and Planning Committee  
**Subject:** Referral from the June 27, 2011 City Planning Commission Meeting  
**Recommendation:** See report from the City Planning Commission

**Prepared by:** Lisa Baldwin, Planning Commission Committee Clerk (612-673-3710)

**Approved by:** Jason Wittenberg, Supervisor, CPED Planning-Development Services

**Presenter in Committee:**

2. Jim Koontz, Vac-1585, Hilary Dvorak, Sr Planner, 673-2639

7. Macedonia Baptist Church, BZZ-5168, 3801-3813 1st Ave S, Shanna Sether, Sr Planner, 673-2307

**Community Impact (use any categories that apply)**

Other: See staff report(s) from the City Planning Commission

**Background/Supporting Information Attached**

The attached report summarizes the actions taken at the City Planning Commission meeting held on June 27, 2011. The findings and recommendations are respectfully submitted for the consideration of your Committee.

**REPORT  
of the  
CITY PLANNING COMMISSION  
of the City of Minneapolis**

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The Minneapolis City Planning Commission, at its meeting on June 27, 2011 took action to **submit the attached comment** on the following items:

**2. Jim Koontz (Vac-1585, Ward: 7), ([Hilary Dvorak](#)).**

**A. Vacation:** Application by Jim Koontz with Garfield Properties, LLC has submitted the following vacation of public right-of-way application:

The east-west alley in West End Addition 2nd Division, connecting Chowen Avenue South to north-south alley.

**Action:** The City Planning Commission recommended that the City Council accept the findings and **approve** the application to vacate the east-west alley in West End Addition 2nd Division, connecting Chowen Ave S to the north-south alley subject to the retention of an easement in favor of Qwest.

**7. Macedonia Baptist Church (BZZ-5168, Ward: 8), 3801-3813 1<sup>st</sup> Ave S ([Shanna Sether](#)).**

**A. Rezoning:** Application by Brian Hinz of Elliot Architects, LLC, on behalf of Macedonia Baptist Church, for a petition to rezone the property located at 3801 1st Ave S from C1 to OR2.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to change the zoning classification from C1 Neighborhood Commercial District to OR2 High-Density Office-Residence District for the property located at 3801 1st Ave S to allow for a place of assembly.

**B. Rezoning:** Application by Brian Hinz of Elliot Architects, LLC, on behalf of Macedonia Baptist Church, for a petition to rezone the properties located at 3809 and 3813 1st Ave S from R1A to OR2.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to change the zoning classification from R1A Single-Family District to OR2 High-Density Office-Residence District for the properties located at 3809 and 3813 1st Ave S to allow for a place of assembly.