

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

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MEMORANDUM

DATE: July 6, 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 June 27, 2011

The following actions were taken by the Planning Commission on June 27, 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, Huynh, Luepke-Pier, Schiff, Tucker and Wielinski – 9

Not present: Gorecki (excused)

Committee Clerk: Lisa Baldwin (612) 673-3710

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 Chown Ave S to the north-south alley subject to the retention of an easement in favor of Qwest.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Tucker moved approval of the staff recommendation (Huynh seconded).

The motion carried 8-0.

7. Macedonia Baptist Church (BZZ-5168, Ward: 8), 3801-3813 1st 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.

B. Variance: Application by Brian Hinz of Elliot Architects, LLC, on behalf of Macedonia Baptist Church, for a variance to reduce the required front yard along 1st Ave S to allow for a new ground level patio for the property located at 3801-3813 1st Ave S.

Action: The City Planning Commission adopted the findings and **approved** the variance to reduce the required front yard along 1st Avenue South to allow for a new ground level patio accessory to a place of assembly located at 3801-3813 1st Ave S, subject to the following condition of approval:

1. CPED-Planning and all other applicable City departments review and approve the final plans.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Tucker moved approval of the staff recommendation (Huynh seconded).

The motion carried 8-0.