

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

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DATE: January 17, 2008

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 January 14, 2008

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The following actions were taken by the Planning Commission on January 14, 2008. 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, Huynh, LaShomb, Nordyke, Norkus-Crampton, Schiff, Tucker and Williams – 8

Not present: El-Hindi

Committee Clerk: Lisa Baldwin (612) 673-3710

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**6. 38th St and Chicago Ave Small Area / Corridor Framework Plan (Ward: 8) ([Paul Mogush](#)).**  
**A. Small Area Plan:** Consideration of adoption of the **38<sup>th</sup> St and Chicago Ave Small Area / Corridor Framework Plan**.

**Action:** The City Planning Commission recommended that the City Council **adopt** the 38th Street and Chicago Avenue Corridor Framework / Small Area Plan as an articulation of and amendment to the policies found in the City's comprehensive plan, except for the portion of

the plan that includes Bloomington Ave and one block east and two blocks west of Bloomington Avenue, with the north and south boundaries as they stand, which the Planning Commission recommends that the City Council **continue indefinitely**.

Staff Mogush presented the report.

President Motzenbecker opened the public hearing.

Shawne Fitzgerald (1508 E 37<sup>th</sup> St): Thank you for the chance to speak with you. I don't know if you've had a chance to study the plan in depth...

President Motzenbecker: We've seen your letter too.

Shawne Fitzgerald: I went to the all the business owners and, almost all, I missed a couple of chiropractors and the garage owner. None of the business owners in my community were notified about this plan. I live across the street from the project area, one block away from 38<sup>th</sup> and Bloomington. When I saw 38<sup>th</sup> and Chicago's small area plan by the 38<sup>th</sup> and Chicago Task Force, somehow it didn't register that they were talking about 38<sup>th</sup> and Bloomington. My neighbors and I have no knowledge. We have some severe problems and I'm afraid that part of the plan could make it worse. Thirty-eighth street is already a narrower than average street. Striping the parking and bicycle lanes to mix in with vehicle traffic and bus traffic could cause traffic jams where we're already sitting through two or three light cycles during rush hour on Cedar and Bloomington. I know from living on 37<sup>th</sup> St that we're a popular alternative route for bicyclists. I'm really concerned that this is a missed opportunity to not plan the traffic for the 38<sup>th</sup> St corridor from say Chicago over to Hiawatha in innovative ways that might reduce congestion, increase security, stop the noise of boom box cars cutting through neighborhoods and set up a safe bike throughway. My next door neighbor commutes to two jobs by bike and some friends of mine have just purchased a house a block away and they both commute to St. Paul. They say they'd get all kinds of bike riders to come and plan such a street and they'd love a chance to do it, but we were never invited to do those things because this corridor is like a surprise. It's a lot more than 38<sup>th</sup> and Chicago. I love my corner. I used to spend more money there when there was a hardware store and when Kevin made a huge investment with our corner store, carwash, gas station and good free air. Recently the corner was remodeled and he's really an anchor. I don't know if some of you have heard of the Mayday, he's like the Mayday of gas stations. You feel welcome going in there. I'd really like to see not just me speak up, but many neighbors. All the merchants will put signs in their windows and notify everyone of a planning meeting. I'd like to see the business owners be asked. Julie Klein at Southside Farm Store isn't very happy with this plan. The new gallery owners are disappointed in it. I took around just a picture of the intersection. I'd be grateful if you would sever from like Elliot over and just let us have our own 38<sup>th</sup> St corridor planning process. I'm a block club leader. I've been active in a certain party's politics for all my life. I put the word out a precinct caucuses. We can do it. I just hope that you'll let the people be heard. I am concerned about the high density housing that other people don't know about, but I'll let them speak. Thank you.

Lynette Crane (3320 10<sup>th</sup> Ave S) [not on sign-in sheet]: I initially thought the plan involved 38<sup>th</sup> and Chicago. I realized that it involves a lot more than that. The block in which I live, I moved in in 2005. It was a very quiet street. Children and pets played in the street. It has now become a nightmare because of parking. We have bumper to bumper parking all day long so severe that we cannot park in front our own homes. It's hard to pull into driveways, hard to pull into the alley.

Last week I had a plumber lug a heavy metal toolbox one block filled with his heavy tools because he couldn't get anywhere near my house. A deliver man, two weeks ago I advised him not even to come down the street, but to park a block away and deliver from a block away. Why? Because of the parking from the new use of the school, I'm not sure exactly what they're using it for but there are a tremendous number of people in cars involved there. I became alarmed when I learned about the plan and I saw that the parking lot that they have on the northwest corner of 24<sup>th</sup> and Chicago was going to be replaced by medium and high density housing. If they don't have enough parking right now, what in Heaven's name is going to happen to our neighborhood when all of this medium and high density housing goes in? I would like you to consider exactly what is going to happen to all of this traffic because it is becoming an unlivable situation. I am seriously concerned about whether or not a fire truck could make it down our street now because it's a narrow street with parking on both sides. We never had that threat before but we have at this time. Thank you for your consideration.

President Motzenbecker closed the public hearing.

Commissioner Schiff: I talked to Ms. Fitzgerald and understand the concerns that were submitted also in writing to us about notification and I guess I have a question for staff. We do have a letter in our packet of endorsement from the Bancroft neighborhood; do we have formal letters from all the neighborhood organizations that have been a part of this?

Staff Mogush: We do. The latest that you received should have been handed out right at the beginning of the meeting, but yes, all four have.

Commissioner Schiff: What I would suggest is perhaps more conversations could help clarify, particularly the areas near Bloomington and 38<sup>th</sup> St to see if there is more neighborhood buy-in, but I have seen those petitions signed by almost every business owner and it's clear that there is either lack of communication or miscommunication about the goals and content of the plan and I think, actually, as Ms. Fitzgerald suggested, cutting this into two plans and approving the majority of it today, but the area closest to Bloomington is a very good idea. Most of this work that has happened until now certainly does have a lot of documented public meetings behind it, but I think a very good point has been made about the area at 38<sup>th</sup> and Bloomington. That's what I would suggest to committee members and I guess maybe request from Mr. Wittenberg if you see any problem if we were to keep part of this plan on this table postponed for more neighborhood feedback and approve the rest at this time; if that causes too much confusion for staff.

Staff Wittenberg: Certainly, it makes for some administrative complications, but I'm sure that that can be accommodated if there are some policy objectives that the commission feels need to be addressed.

Commissioner Schiff: I would recommend the area from 15<sup>th</sup> to...I will start with one block east of Bloomington and the two blocks west of Bloomington to remove that from the plan at this point and postpone it here at the Planning Commission indefinitely until we get more neighborhood feedback (LaShomb seconded).

President Motzenbecker: Moved and seconded that we remove the section of the plan that includes Bloomington Ave one block east, two blocks west and with north and south boundaries as they stand. Any further discussion? All those in favor? Opposed?

The motion carried 7-0.

President Motzenbecker closed the public hearing.

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

The motion carried 6-0 (Schiff not present for the vote).