

MEMORANDUM

TO: City Planning Commission
FROM: Mei-Ling Smith, City Planner, (612) 673-5342
DATE: July 20, 2015
SUBJECT: 50 Lowry Avenue N

At its meeting of July 6, 2015, the City Planning Commission denied certain applications related to zoning for the property located at 50 Lowry Ave N. When such requests are denied, the Commission must adopt written reasons for denial at its next regularly scheduled meeting. Notwithstanding the staff recommendation, the Commission denied a conditional use permit application to increase the height of a proposed heater unit. The Commission's reasons for denial are noted in the following actions:

6. GAF Heater Unit, 50-74 Lowry Ave N, Ward 4
Staff report by Mei-Ling Smith, BZZ-7205

A. Conditional use permit.

Action: Notwithstanding staff recommendation, the City Planning Commission **denied** the application for a conditional use permit to increase the maximum permitted height in the I3 General Industrial District, the MR Mississippi River Critical Area Overlay District, based on the following findings:

1. Approving the conditional use permit without conclusions from an air quality study will be injurious to the use and enjoyment of other property in the vicinity and will impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
2. The conditional use is not consistent with the applicable policies of the comprehensive plan in that it is not in conformance with future land use.
3. Based on the information provided in citizen testimony, the existing use impedes access to clean air for surrounding properties.
4. The proposal would not limit visibility of structures and other development from protected waters in the Shoreland Overlay District.

Aye: Gagnon, Luepke-Pier and Slack

Nay: Bender and Gisselman,

Absent: Forney, Kronzer and Tucker