

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** Aaron Hanauer, Senior City Planner, (612) 673-2494  
**DATE:** October 8, 2015  
**SUBJECT:** Zoning code text amendment –small-scale grain milling

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On August 21, 2015, Council Member Frey introduced a zoning code text amendment for Chapter 520-Introductory Provisions, Chapter 536-Specific Development Standards, Chapter 548-Commercial Districts, and Chapter 550-Industrial Districts in order to allow small-scale grain milling as a new use in the zoning code.

Currently, the zoning code only allows a grain elevator or mill in the I3/General Industrial District as a conditional use. In addition, grain milling is not allowed as a limited production and processing use in the commercial and downtown zoning districts. Large-scale grain mills commonly have significant impacts related to noise, dust, and truck/train traffic.

The proposed amendment would allow small-scale grain milling as a permitted use in the three industrial zoning districts. A specific development standard is proposed that would limit the portion of the use dedicated to the production and processing activities of small-scale grain milling to no more than 5,000 square feet of gross floor area. As part of the limited production and processing text amendment introduced by Council Member Gordon, small-scale grain milling (as a food and beverage production use) would be allowed as a limited production and processing use in the commercial and downtown districts. The two zoning code amendments will be considered concurrently.

The City of Minneapolis has at least three active grain mills (1201 Jackson Street Northeast, 3501 Hiawatha Avenue, and 3745 Hiawatha Avenue) and at least three active grain elevator storage facilities (2901 5<sup>th</sup> Street Northeast, 3601 Dight Avenue, and 3716 Dight Avenue). These are large structures. The smallest building footprint is 35,553 square feet and the average footprint of these six structures is 71,156 square feet; the actual gross floor area of the buildings and grain elevators well exceeds the footprint square footage.

There is no official production level in the grain milling industry of what is considered small-scale and large-scale grain milling. However, according to the North American Miller's Association, wheat mills in the United States of average size produce about one million pounds of flour daily, and the largest produce between two and 3.2 million pounds per day.

In recent years, artisanal or small-scale grain milling has become more popular around the country, like other food and beverage production. Many of these small-scale grain milling facilities are located in

central cities and produce volumes well below the figures provided by the North American Miller's Association. It is also not uncommon for a bakery to complete grain milling in the same facility.

Grain milling facilities (both small-scale and large-scale) are required to meet strict fire code and building code requirements including having a dust collection system, fire separation for the milling/grinding rooms, a combustibles control plan, and providing reports on storage. These requirements will significantly help reduce the chances of a combustibles accident taking place.

CPED is seeking feedback from the Planning Commission on the proposed text amendment.

**AN ORDINANCE  
of the  
CITY OF  
MINNEAPOLIS**

**By Frey**

**Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 536.20 of the above-entitled ordinance be amended to read as follows:

**536.20. Specific development standards.** The uses below are subject to the following specific development standards, in addition to all other applicable regulations:

*Golf course.* Clubhouses and other structures shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.

*Grain mill, small-scale.* The portion of the use dedicated to production and processing activities shall not exceed five thousand (5,000) square feet of gross floor area.

*Grocery store.* The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

**AN ORDINANCE  
of the  
CITY OF  
MINNEAPOLIS**

**By Frey**

**Amending Title 20, Chapter 550 of the Minneapolis Code of Ordinances relating to Zoning Code: Industrial Districts.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Table 550-1 of the above-entitled ordinance be amended to read as follows:

**Table 550-1 Principal Uses in the Commercial Districts**

Table 550-1 Principal Uses in the Industrial Districts

Use	I1	I2	I3	Specific Development Standards
<b>INDUSTRIAL USES</b>				
<b>Generalized Use Categories</b>				
Light industrial	P	P	P	
Medium industrial		P	P	
General industrial			C	
<b>Specific Industrial Uses</b>				
Concrete, asphalt and rock crushing facility			C	✓
Contractor yard		P	P	
Dry cleaning establishment	C	P	P	✓

Film, video and audio production	P	P	P	✓
Food and beverage products	P	P	P	
Furniture moving and storage	P	P	P	
Grain elevator or mill			C	
<u>Grain mill, small-scale</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>✓</u>
Greenhouse, wholesale	P	P	P	
Industrial machinery and equipment sales, service and rental	C	P	P	
Laundry, commercial	P	P	P	✓
Packaging of finished goods	P	P	P	
Research, development and testing laboratory	P	P	P	
Recycling facility		C	C	✓
Scrap/salvage yard, metal milling facility			C	✓
Self service storage	P	P	P	
Urban farm	P	P		✓
Wholesaling, warehousing and distribution	P	P	P	
Planned Unit Development	C	C	C	✓
<b>COMMERCIAL USES</b>				
<b>Retail Sales and Services</b>				
Art gallery	P	P		