

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
April 21, 2016

A regular meeting of the committee was convened at 9:30 a.m. on this date.

Members Present: Council Members Barbara Johnson (Acting Chair), Lisa Goodman, Kevin Reich, Abdi Warsame

Members Absent: Council Members Lisa Bender, Andrew Johnson

Matters listed below are hereby submitted with the following recommendations, to-wit:

1. Site plan review appeal: James Boyle, 2008 Bryant Ave S (16-00535)

Considering an appeal filed by James Boyle, on behalf of Minneapolis Neighbors United, regarding the City Planning Commission decision to approve the site plan review application (BZZ-7594) to allow a new, four-story apartment building with 10 dwelling units at 2008 Bryant Ave S.

Staff presentation by Mei Ling Smith.

The public hearing was opened and the following persons spoke:

1. Jim Boyle, 2624 Bryant Ave S
2. Janet Dray, 2741 Colfax Ave S
3. Saralyn Romanishan, 2111 Aldrich Ave S
4. Audrey Johnson, 2525 Dupont Ave S
5. Bill Neuman, 26 Bryant Ave S
6. Joe Knaeble, 2533 Colfax Ave S
7. Leo Whitebird, 2825 Harriet Ave S
8. Bernadette Knaeble, 2741 Bryant Ave S
9. Constance Pepin, 4031 Zenith Ave S
10. Paul Ryan, 1934 Aldrich Ave S
11. Kris Martinson, 2930 Harriet Ave S
12. Cynthia Wong, 2932 Harriet Ave S
13. Connie Lindor, 2418 Bryant Ave S
14. Bob Roscoe, 1401 E River Pkwy
15. Meredith Gill, 2012 Bryant Ave S
16. Beth Harrington, 2804 Fremont
17. Ezra Gray, 2109 Bryant Ave S
18. Lynn Huhn, 2533 Dupont Ave S

Seeing no further persons wishing to speak, the public hearing was closed.

On motion by Goodman, carried on voice vote, the appeal was denied.

2. Partial alley vacation: Curt Gunsbury and Robb Miller; 2903, 2905, 2907, 2911 Harriet Ave S and 2900, 2904, 2910, and 2912 Grand Ave S (16-00536)

1. Approving an application by Curt Gunsbury and Robb Miller for a partial alley vacation at 2903, 2905, 2907, and 2911 Harriet Ave S and 2900, 2904, 2910, and 2912 Grand Ave S, to construct a multiple family dwelling, subject to the retention of easements by CenturyLink.

2. Passage of Resolution approving Vac-1652.

On motion by B. Johnson, carried on voice vote, the matter was approved.

3. Rezoning: Curt Gunsbury and Robb Miller; 2903, 2905, 2907, 2911 Harriet Ave S and 2900, 2904, 2910, and 2912 Grand Ave S (16-00537)
 1. Approving an application submitted by Curt Gunsbury and Robb Miller to rezone (BZZ-7587):
 1. 2903, 2905, 2907, and 2911 Harriet Ave S from the I1 District to the R5 District to allow a new 6-story, 111-unit residential building.
 2. 2900, 2904, 2910, and 2912 Grand Ave S from the R2B District to the R5 District to allow a new 6-story, 111-unit residential building.
 2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

On motion by B. Johnson, carried on voice vote, the matter was approved.

4. Landmark designation: Sumner T McKnight Mansion, 2200 Park Ave (16-00538)

Passage of Resolution approving the local historic landmark designation (BZH-27695) of the Sumner T McKnight Mansion at 2200 Park Ave, subject to conditions.

On motion by B. Johnson, carried on voice vote, the matter was approved.

5. Minimum lot area requirements for two-family dwellings in the R2 and R2B Zoning Districts ordinance (16-00470)

Referring to staff an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, revising minimum lot area requirements for two-family dwellings in the R2 and R2B zoning districts:

1. Chapter 525 Administration and Enforcement.
2. Chapter 546 Residence Districts.

On motion by B. Johnson, carried on voice vote, the matter was referred to staff.

6. Environmental Assessment Worksheet determination: Proposed Alatus Tower project, 200 Central Ave SE and 113 2nd St SE (16-00539)
 1. Denying a petition for an Environmental Assessment Worksheet for the proposed Alatus Tower project on the property located at 200 Central Ave SE and 113 2nd St SE.
 2. Adopting the Findings of Fact and Record of Decision as prepared by Community Planning & Economic Development staff.

Acting Chair B. Johnson opened the meeting to allow the following members of the audience an opportunity to speak:

1. Bill Griffith, 8300 Tower
2. Carol Lansing
3. Barbara Glazer, 110 Bank St

On motion by Reich, carried on voice vote, the matter was denied, and staff findings were adopted.

Seeing no further business to transact, the meeting adjourned at 11:30 a.m.
Reported by Diana Armstrong, Council Committee Coordinator