

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

250 South Fourth Street, Room 300  
Minneapolis, MN 55415-1385  
(612) 673-2597 Phone  
(612) 673-2526 Fax  
(612) 673-2157 TDD

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**MEMORANDUM**

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DATE: October 4, 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 October 3, 2011

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The following actions were taken by the Planning Commission on October 3, 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: Cohen, Huynh, Luepke-Pier, Mammen, Tucker and Wielinski – 6

Not present: President Motzenbecker (excused), Carter (excused) and Schiff (excused)

Committee Clerk: Lisa Baldwin (612) 673-3710

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**5. 2701 Lyndale Ave North (BZZ-5283, Ward: 3), 2701 Lyndale Ave N ([Brad Ellis](#)).**

**A. Rezoning:** Application by Russ Barclay, on behalf of Urban Homeworks, Inc., for a rezoning from R2B to R3 to reestablish a four unit dwelling that lost nonconforming rights at 2701 Lyndale Ave N.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to the change the zoning classification for the property located at 2701 Lyndale Ave N from the R2B Two-Family District to the R3 Multiple Family District to allow for the reestablishment of a four-unit multiple family dwelling.

Chair Tucker opened the public hearing.

No one was present to speak to the item.

Chair Tucker closed the public hearing.

Commissioner Wielinski moved approval of the consent agenda (Huynh seconded).

The motion carried 5-0.

**6. 2129 Emerson Avenue North (BZZ-5284, Ward: 5), 2129 Emerson Ave N ([Brad Ellis](#)).**

**A. Rezoning:** Application by Russ Barclay, on behalf of Urban Homeworks, Inc., for a rezoning from R2B to R3 to reestablish a four unit dwelling that lost nonconforming rights at 2129 Emerson Ave N.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to the change the zoning classification for the property located at 2129 Emerson Ave N from the R2B Two-Family District to the R3 Multiple Family District to allow for the reestablishment of a four-unit multiple family dwelling.

**B. Variance:** Application by Russ Barclay, on behalf of Urban Homeworks, Inc., for a variance from twenty (20) feet to eight (8) feet to the reverse corner front yard to allow for a parking area for property located at 2129 Emerson Ave N.

**Action:** The City Planning Commission adopted the findings and **approved** the variance from twenty (20) feet to eight (8) feet to the reverse corner front yard to allow for a parking area for the property located at 2129 Emerson Ave N, subject to the following condition:

1. CPED Planning staff review and approval of the final site and landscaping plans.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the vehicle parking requirement from four spaces to three spaces where three are grandfathered for the property at 2828 Blaisdell Ave.

Chair Tucker opened the public hearing.

No one was present to speak to the item.

Chair Tucker closed the public hearing.

Commissioner Wielinski moved approval of the consent agenda (Huynh seconded).

The motion carried 5-0.