

**Excerpt from the  
CITY PLANNING COMMISSION  
MINUTES**

**Minneapolis Community Planning & Economic Development (CPED)  
Planning Division**

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**MEMORANDUM**

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DATE: May 6, 2009

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 May 4, 2009

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The following actions were taken by the Planning Commission on May 4, 2009. 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, Bates, Gorecki, Huynh, Luepke-Pier, Norkus-Crampton, Schiff and Tucker – 8

Not present: Cohen (excused) and Nordyke

Committee Clerk: Lisa Baldwin (612) 673-3710

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**6. Hamoudi Sabri (BZZ-4304, Ward: 6), 640 E Lake St (Jessica Thesing). This item was continued from the April 6, 2009 meeting.**

**A. Rezoning:** Application by Hamoudi Sabri on behalf of Cedar & Lake, LLC for a rezoning from C1 to C2 to allow an automobile convenience facility for property located at 640 E Lake St.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the application to rezone the property located at 640 E Lake St from C1 Neighborhood Commercial District to C2 Neighborhood Corridor Commercial District.

**B. Conditional Use Permit:** Application by Hamoudi Sabri on behalf of Cedar & Lake, LLC for a conditional use permit to allow an automobile convenience facility within the C2 district located at 640 E Lake St.

**Action:** The City Planning Commission adopted the findings and **approved** the conditional use permit to allow an automobile convenience facility within the C2 district at 640 E Lake St subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.
2. The applicant must comply with specific development standards for automobile convenient facilities as set forth in chapter 536 of the Minneapolis Zoning Code.
3. Any proposed lighting and signage must comply with chapter 535 and 543 of the Minneapolis Zoning Code.

**C. Variance:** Application by Hamoudi Sabri on behalf of Cedar & Lake, LLC for a variance from the required 12,000 square feet of lot area to approximately 9,490 square feet for property located at 640 E Lake St.

**Action:** The City Planning Commission adopted the findings and **approved** the variance from the required 12,000 square feet of lot area to approximately 9,490 square feet for the property located at 640 E Lake St within the C2 district.

**D. Variance:** Application by Hamoudi Sabri on behalf of Cedar & Lake, LLC for a variance from the required 100 feet of lot width to approximately 80.5 feet for property located at 640 E Lake St.

**Action:** The City Planning Commission adopted the findings and **approved** the variance from the required 100 feet of lot width to approximately 80.5 feet for the property located at 640 E Lake St within the C2 district.

**E. Site Plan Review:** Application by Hamoudi Sabri on behalf of Cedar & Lake, LLC for a site plan review for an automobile service use for property located at 640 E Lake St.

**Action:** The City Planning Commission adopted the findings and **approved** the site plan review to re-establish an automobile convenience facility with gas pumps at the property located at 640 E Lake St in the C2 Neighborhood Corridor Commercial District, subject to the following conditions:

1. CPED Planning staff review and approval of the final site, elevations and landscaping plans.
2. The building shall be oriented so that at least one (1) principal entrance faces either Park Ave or E Lake St as required by section 530.110.
3. At least 1,714 square feet (20 percent of the net lot area) of landscaped area shall be provided on-site and at least 3 canopy trees and 17 shrubs shall be provided as required by section 530.160 of the zoning code. The applicant is encouraged to plant native grasses and perennials in addition to the required trees and shrubs.
4. Walkways between the building and the parking spaces shall be kept free of obstructions (e.g., pillars, ice machines, etc.) in a manner that allows four (4) foot

wide clearance. Such walkway(s) shall be protected from encroachment of vehicles by curbing, wheel stops, bollards, or similar barriers.

5. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length or shall provide lighting as an alternative compliance measure.
6. Six (6) inch by six (6) inch discontinuous concrete curbing shall be provided between the landscaping and the parking area to on-site retention and filtration of stormwater; if due to contamination on-site retention and filtration is not practical, then six (6) inch by (6) inch continuous curbing shall be provided.
7. The perimeter of the parking lot will be effectively landscaped and screened according to chapter 530 of the zoning code and the decorative fencing as proposed must match or compliment the decorative fencing used in collaboration with the Lake Street Reconstruction project.
8. The portion of the residential property to the north currently occupied by the curb cut and fencing slated for removal must be restored appropriately to public works standards and to include new landscaping and sidewalks.
9. All site improvements shall be completed by May 4th, 2010, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

Commissioner Tucker opened the public hearing.

No one was present to speak to the item.

Commissioner Tucker closed the public hearing.

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

The motion carried 6-0.

#### **8. Zoning Code Text Amendment (Ward: All), (Kimberly Holien).**

**A. Text Amendment:** Amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances relating to the Zoning Code: Administration and Enforcement.

Amending Title 22, Chapter 598 of the Minneapolis Code of Ordinances relating to Land Subdivision.

The purpose of the amendment is to amend land use application, inspection and subdivision fees.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and approve the zoning code text amendment.

Commissioner Tucker opened the public hearing.

No one was present to speak to the item.

Commissioner Tucker closed the public hearing.

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

The motion carried 6-0.