

MINUTES OF THE ZONING COMMITTEE
Thursday, February 9, 2023 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Grill, Ochoa, Syed, and Taghioff
EXCUSED: Hackney, Hood, Rangel Morales, and Reilly
STAFF: Kady Dadlez, Samantha Langer, and Allan Torstenson

The meeting was chaired by Commissioner Syed.

1598 Carroll Rezoning - 23-007-424 - Rezone from T2 traditional neighborhood to I1 light industrial, 1598 Carroll Ave, between Fry Street and Snelling Avenue North.

Kady Dadlez presented the staff report with a recommendation of approval for the rezoning. She said District 13 made no recommendation, and there were no letters in support, and 4 letters in opposition.

Commissioner Grill referenced the written testimony from neighbors expressing their concerns of expansion of the business rather than using the parcel for employee parking and questioned if any conditions could be placed on the application. Ms. Dadlez said that conditions cannot be placed on a rezoning. The applicant said their intention is to expand their plant to the south and they will be losing parking. They want to be able to provide employee parking and rezoning this parcel would be their solution. They have contemplated expanding to the north, but that requires a vacation of an alley, and Public Works most likely wouldn't be supportive of that option. It needs to be rezoned to be used for employee parking. It could be rezoned to IT as opposed to I1. The Cooperative Plating use is a use that is allowed in IT; this is discussed in the staff report.

In response to Commissioner Ochoa, Ms. Dadlez said that this is a rezoning application so the level of detail of the plans that are submitted are not to the level that would be expected for approval of a site plan. The requirements for setbacks and screening would need to be met before the site plan could be approved by the Department of Safety and Inspections. She said that right now the only access to the parking lot is off they alley. They will need to go through site plan review to see if Public Works will recommend the access be relocated.

Dave Birkemeier, President of Cooperative Plating, 271 Snelling Avenue North, said they have had discussions with neighbors and know of their concerns of adding a manufacturing building to the north. The alley is a major obstacle and they want to avoid having their employees park on the street. They want to expand southward only and they will need to have the other parcel for a parking lot. They are a good stable employer and will be adding 10 to 12 jobs. They will be a benefit to the neighborhood. They strive to be a good neighbor.

Ed Wakefield, Senior Technical Engineer, 271 Snelling Avenue North, was available for questions.

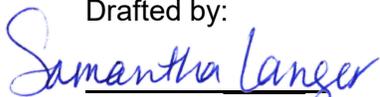
No one spoke in support or opposition. The public hearing was closed.

Commissioner Ochoa moved approval of the rezoning. Commissioner Grill seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:


Kady Dadlez (Mar 10, 2023 08:58 CST)

Kady Dadlez
City Planner

Approved by:


Omar Syed (Mar 23, 2023 11:38 CDT)

Omar Syed
Chair