

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, October 24, 2013 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Merrigan, Nelson, Perrus, Reveal, Wencil, and Wickiser  
EXCUSED: Spaulding  
STAFF: Jamie Radel, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

**O'Reilly Automotive Stores Inc - 13-236-068 - Rezone from VP Vehicular Parking to B2  
Community Business District, 1653 - 1659 Huron St, between Larpenteur & Idaho Ave W**

Jamie Radel presented the staff report with a recommendation of approval for the rezoning. She stated District 10 recommended approval with conditions, and there were 2 letters in support with conditions, and 0 letters in opposition. She forwarded the conditions that were included in the letters to the Department of Safety and Inspection (DSI) to reference when conducting the site plan review process.

Brian Niehaus, CMA, 800 Washington Avenue North, Minneapolis, stated he is the architect representing the O'Reilly Auto on this project. Mr. Niehaus explained that the site plan has been reviewed by DSI and conditionally approved pending the rezoning of the parcel.

Upon inquiry from the Commissioners, Mr. Niehaus stated that they are aware of the conditions the community had requested, and have already addressed some of the concerns listed on the letter from District 10 Community Council. They will install a sidewalk along Larpenteur Avenue, exterior lighting will have shields installed to keep light from shining into residential properties, and they will repair the existing fence.

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

Commissioner Barbara Wencil moved approval of the Rezoning. Commissioner Elizabeth Reveal seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted                      Yeas - 6              Nays - 0              Abstained - 0

Drafted by:



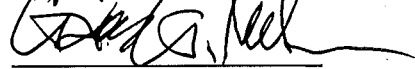
Samantha Langer  
Recording Secretary

Submitted by:



Jamie Radel  
Zoning Section

Approved by:



Gaius Nelson  
Chair