

MINUTES OF THE ZONING COMMITTEE
Thursday, April 7, 2011 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Fernandez, Kramer, Spaulding, Wencil, and Wickiser

STAFF: Lucy Thompson, Samantha Langer, Patricia James, and Peter Warner

The meeting was chaired by Commissioner Kramer.

Saldi LLC - 11-111-117 - Rezoning from TN2 Traditional Neighborhood to B3 General Business, 150 Cesar Chavez St, between George and Robert

Lucy Thompson presented the staff report with a recommendation of denial for the rezoning. Lucy Thompson also stated that the Building and Land Use Committee of the West Side Citizens Organization (District 3) recommends approval, with one letter in support (from District 3), and no letters in opposition.

Upon questions from the Commissioners, Ms. Thompson explained that the applicant wants to provide a check-cashing service, and charge more than \$1.00 or 1% of the value of the check. She stated that she wasn't sure if he had applied to the State for a currency exchange license. She explained that this wouldn't have been a permitted use under B2 zoning, which is what the parcel was zoned before it was rezoned to TN2 in July 2010 as part of the District del Sol Zoning Study.

Alberto Salgado Hernandez, the applicant, explained he is the manager of Los Gallos 10, and has been in the neighborhood for about eight years. He stated they accept checks for services such as money orders, money transfers and phone cards. He explained his customers would like to cash their checks without purchasing anything. Mr. Salgado Hernandez stated he is losing customers and suffering exceptional undue hardship. The number of checks accepted has been steadily decreasing since 2009.

Upon inquiry from the Commissioners, Mr. Salgado Hernandez explained that there is a requirement that a transaction take place in order to cash a check, and they are tightly regulated by Minnesota State law. He stated that his brother is the property owner.

No one spoke in support or opposition.

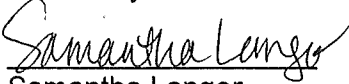
The public hearing was closed.

Commissioner Barbara Wencil moved denial of the Rezoning because it would result in spot zoning. Commissioner Bob Spaulding seconded the motion. Commissioner Spaulding added that zoning should implement the long-range vision for a parcel or area, and that TN2 is the proper zone to implement neighborhood and City plans.

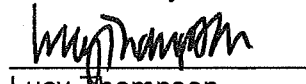
The motion passed by a vote of 5-0-0.

Adopted Yeas - 5 Nays - 0 Abstained - 0

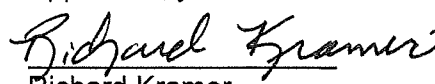
Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Lucy Thompson
Zoning Section

Approved by:


Richard Kramer
Chair