

MINUTES OF THE ZONING COMMITTEE
Thursday, August 11, 2016 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Edgerton, Nelson, Wencil, and McMahon
ABSENT: Wickiser
EXCUSED: Makarios, Merrigan, and Reveal
STAFF: Courtney Overby, Cherie Englund, and Allan Torstenson

The meeting was chaired by Commissioner Nelson.

Donald and Alice Olson - 16-059-563 - rezone from OS office-service to T1 traditional neighborhood, 1445 White Bear Ave. N., NW corner at Arlington Avenue.

Courtney Overby presented the staff report with a recommendation of approval for the rezoning. District 2 recommended approval, and there were no letters in support or opposition.

Commissioner Edgerton asked that if this gets approved for T1 zoning, with R4 and B2 zones surrounding, are we certain that this would not be considered spot zoning. He noted that a T1 zone is largely consistent with R4 and B2 zones.

Mr. Torstenson responded that the finding about spot zoning says it establishes a use classification inconsistent with the surrounding uses and the staff report notes that the rezone to T1 is consistent with the surrounding uses.

Commissioner Wencil said that we are using the T1 zoning rather than R4 to establish a wider range of uses. Mr. Torstenson agreed that this is correct.

The applicant, Don Olson, 9950 Revere Lane, Maple Grove said that the staff report is consistent with what he would like to accomplish.

Chuck Repke, District 2 Community Council, 1321 White Bear Avenue, spoke in support. Mr. Repke said they do not feel that this is spot zoning. He added that T1 is the appropriate zoning for the space to allow the use as a house and office.

No one spoke in opposition and the public hearing was closed.

Commissioner Wencil moved approval of the rezoning. Commissioner McMahon seconded the motion.

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

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by: Submitted by: Approved by:

Cherie Englund
Recording Secretary

Courtney Overby
Zoning Section

Gaius Nelson
Chair