

MINUTES OF THE ZONING COMMITTEE
Thursday, October 20, 2016 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Edgerton, Reveal, WencI, and, McMahon
EXCUSED: Makarios, Merrigan, Nelson, and Wickiser
STAFF: Jake Reilly, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner WencI.

Schurmeier Lofts LLC - 16-085-721 - Rezone from I1 industrial to B5 central business-service district, 328 9th St E, SW corner at Pine.

Jake Reilly presented the staff report with a recommendation of approval for the rezoning. He noted that District 4 had not yet responded, and there were no letters in support or opposition.

Commissioner Reveal noted that the property has been zoned I1 since 1975 and asked how the previous apartment and condominium uses were allowed.

Mr. Reilly said that it was a legal nonconforming use that was vacant for more than one year. Allan Torstenson added that the building had been used for a variety of residential uses since the 1950s, established when they were permitted in light industrial zoning districts. Commissioner WencI noted that in 2006 it was converted into 30 condominium units and in 2013-2014 all units were condemned.

The applicant, Ed Conley, 1599 Selby Ave., Ste. 201, said DSI zoning staff had indicated residential use was permitted in the 1970s. The building had 30 condominium units and was condemned on December 6, 2013. He would like to convert the building back into 36 to 42 market-rate rental units, would like to have one or two commercial spaces for businesses such as yoga studio or a coffee shop. He said the Dayton's Bluff District 4 Community Council had voted to support the rezoning.

Commissioner WencI noted language in finding 1 about 28 ownership condominiums. Mr. Connolly said he is planning to have 36 to 42 rental units.

Commissioner Reveal asked about pedestrian access from downtown. Mr. Connolly said the most direct pedestrian access is via 7th Street. He added that there will be 44 to 50 parking spots.

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

Commissioner Edgerton moved approval of the rezoning. Commissioner Reveal seconded the motion.

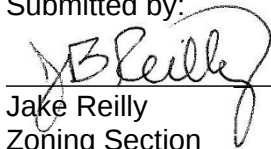
The motion passed by a vote of 4-0-0.

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| Adopted | Yeas - 4 | Nays - 0 | Abstained - 0 |
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Drafted by:

Cherie Englund
Recording Secretary

Submitted by:



Jake Reilly
Zoning Section

Approved by:

Gaius Nelson
Chair