

MINUTES OF THE ZONING COMMITTEE
Thursday, May 22, 2025 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Grill, Hood, Starling (arrived late), Syed, and Taghioff
EXCUSED: Ochoa
STAFF: Valerie Quarles, Chris Hong, Bill Dermody, Samantha Langer, and Josh Ladd

The meeting was chaired by Commissioner Taghioff.

Commissioner Syed moved to approve the April 24, 2025, minutes. Commissioner Hood seconded. The motion passed by a unanimous vote.

Rice/Larpenteur Farmers Market - 25-029-508 - Conditional use permit for a farmers market with 15 vendors at 1675 Rice Street, SW corner of Rice Street and Larpenteur Avenue W.

Valerie Quarles presented the staff report with a recommendation of approval with a condition for the conditional use permit. District 6 submitted a letter recommending approval, and there was 1 letter in support, and 0 letters in opposition.

Vera Ashley, the applicant, was present and provided information on the application. No one spoke in support or opposition. The public hearing was closed.

Commissioner Grill moved approval with conditions of the conditional use permit. Commissioner Hood seconded the motion. The motion passed by a vote of 3-0-1.

Adopted Yeas - 3 Nays - 0 Abstained - 1 (Taghioff)

325 Dayton Reuse of Large Structure - 25-030-214 - Conditional use permit for reuse of a large structure to permit an event hall, short-term rental units, a Montessori school, and a daycare at 325 Dayton Avenue, NW corner of Dayton Avenue and Farrington Street.

Chris Hong presented the staff report with a recommendation of approval with conditions for the conditional use permit. District 8 submitted a letter recommending approval, and there were 5 letters in support, and 2 letters with conditional support.

The applicants, Mohamed Sewidan, Tram Struve, and Asni Mengesha, were present and answered questions from the Committee. No one spoke in support or opposition. The public hearing was closed.

Commissioner Grill moved approval with conditions of the conditional use permit. Commissioner Hood seconded the motion. The motion passed by a vote of 3-0-1.

Adopted Yeas - 3 Nays - 0 Abstained - 1 (Taghioff)

Hamm's Brewery Rezoning - 25-015-702 - Rezone from I2 general industrial to H2 residential district, T3 traditional neighborhood, RM 2 medium-density multiple-family district at 694 Minnehaha Ave E et al, between Payne Avenue and 7th Street.

Commissioner Starling was present for this item.

Chris Hong presented the staff report with a recommendation of approval for the rezoning. District 4 submitted a letter recommending approval, and there was 1 letter in support, and 1 letter in opposition.

Niccole Newton, Executive Director of the Housing and Redevelopment Authority (HRA), spoke on behalf of the HRA, the entity that owns two of the parcels, on the rezoning and development project.

Ashley Bisner, JB Vang, tentative developer of the Hamm's Brewery site, spoke in support. Dan Hall, an attorney representing Clapp Investments, spoke in opposition. The public hearing was closed.

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

Commissioner Starling requested that the Committee consider voting on the 5 parcels as they are presented in the staff report.

Commissioner Grill accepted the amendment, and the current motion failed by a vote of 0-5 to allow the Committee to vote on items separately.

Commissioner Grill moved approval of rezoning from I2 general industrial to RM2 medium-density multiple-family on property located at 0 Payne Avenue ("Parcel 1") and 0 Minnehaha Avenue ("Parcel 2"). Commissioner Starling seconded. The motion passed by a vote of 5-0-0.

Adopted	Yeas - 5	Nays - 0	Abstained - 0
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Commissioner Grill moved approval of rezoning from I2 general industrial to H2 residential district on property located at 771 Margaret Street ("Parcel 5"). Commissioner Syed seconded. The motion passed by a roll call vote of 5-0-0.

Adopted	Yeas - 5	Nays - 0	Abstained - 0
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Commissioner Grill moved approval of rezoning from I2 general industrial to T3 traditional neighborhood on property located at 680 Minnehaha Avenue E ("Parcel 3") and 694 Minnehaha Avenue E ("Parcel 4"). Commissioner Starling seconded. The motion passed by a vote of 4-0-1.

Adopted	Yeas - 4	Nays - 0	Abstained - 1 (Taghioff)
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Drafted by:

Submitted by:

Approved by:

Samantha Langer
Recording Secretary

Bill Dermody
Current Planning Manager

Simon Taghioff
Chair