

PPA Land Use and Planning Committee
Tuesday, April 10, 2018
7 pm, PPA Office
Minutes

Attending: John Kari, Dan Bryant, Preston Mosser, Vince Netz, Jessica Buchberger, Roger Kiemele, Dick Gillard, Trina Porte, Julie Wallace, Del Hampton, Karen Murdock, Florence Littman; visitors Cassidy Tarala, Minnesota Daily; Sam Burns, UMN Off Campus Living; Jaret Giesbrecht, GB Group; Kelcie Robinson and Brian Gadiert, Momentum Design Group.

Committee vice-chair John Kari called the meeting to order at 7:05 pm. Attendees introduced themselves. Several had attended the soft opening at the new Fresh Thyme Farmer's Market on the way to the meeting.

Vince Netz, President of the Prospect Park Association, noted that each PPA committee is expected to submit an annual evaluation; a suggestion about how to do that will be made later in the meeting.

Task Force and Project Updates

Vermilion (3350, 3330, 3326, and [3324 University Avenue SE](#))

John Kari, chair of the Vermilion Task Force, reported on task force progress so far. The group has met with the developers three times, plus an additional meeting of a small group with the architects. He reported that the task force generally likes the program, particularly the mix of rental and condominium units, the inclusion of retail on the street level, and the emphasis on the Bedford corner as a gateway to the neighborhood. The developer and architects have responded to requests and suggestions made by task force members. A traffic study which has been requested has not yet been seen but may be available at the next meeting of the task force. The development will be presented to the Minneapolis Planning Commission's Committee of the Whole for their comments on April 12. The next meeting of the Vermilion Task Force is scheduled for April 26 at 3:30 pm in the PPA offices. John emphasized that the plans are still "in motion" and modifications may be made after the Planning Commission has input.

Trina Porte asked for time to make a statement. She said that she opposes this project and is dissatisfied with this committee's process for developing Memoranda of Understanding with new projects. Other comments on the project included concern for traffic impacts and support for making the Bedford corner better. It was pointed out that the task force does not have unanimous agreement on the height of the condo tower. No action was taken on the project.

Aeon (3001 4th St SE)

Jessica reported that Aeon will make a presentation at the next LUP committee meeting. They hope to break ground in June. John reported that funding is still a problem – support for affordable housing is hard to assemble, and building costs are going up. Striking a balance requires trade-offs.

Brickhouse Lofts (150 26th Ave SE)

Still not report but the developers will again be asked to come to the committee. The project (at 150 26th Ave. SE) is progressing and does not need any new approvals.

Malcolm Yards

A task force meeting scheduled for April 9 was canceled since the developer has not made as much progress as they had anticipated. The next task force meeting is scheduled for April 23.

Essex Micro Apartments (2628 Essex St SE)

Plans for this project, at the corner of 27th Avenue SE and Essex SE, were presented by Jaret Giesbrecht, GB Group, and Brian Gadiert, Momentum Design Group. The building will be four stories, with 32 micro units of about 300 square feet with loft storage in the units. It will be masonry and fiber cement, with abundant windows. Stairways on each end will be lighted, and the street level will be lighted at night for neighborhood appeal and security. The developer has met with a small PPA task force and also offered a tour of their first micro unit building just down the street. John noted that they were responsive to neighborhood concern about the importance of this very visible corner and will provide setbacks and plantings to make it attractive, in addition to the lighting. A bike repair room and bike parking will be included, but the project has only 10 parking spaces. Concern about parking was raised, and Giesbrecht noted that a few people had declined to rent at their existing development because of lack of parking. There is a possibility for adding parking later by acquisition of a neighboring property.

A draft MOU had been shared with the committee. Dan moved approval of the MOU. Seconded and passed. The project will be presented to the Planning Commission later this month, with a possible late summer start of construction.

Minneapolis 2040

Vince noted that several PPA representatives (Vince, John Kari, Jessica Buchberger, Jane Burnham, Jeff Barnhart) met with Council Member Cam Gordon and his aide, Robin Garwood, on April 9 to discuss the 2040 draft comprehensive plan and the best ways to have input. The city wants specifics – what is missing, what should be changed – in relation to our recently-approved comprehensive plan. Jessica and Robin will find a time for a task force meeting with city staff. Cam Gordon is hosting an information session for all Second Ward neighborhoods on April 26 at St. Francis Cabrini at 7 pm. Vince moved that the committee reconstitute the Comp Plan Task Force to analyze the plan and coordinate the PPA response. Seconded and passed unanimously. John Kari, chair of the task force, suggested that it be named the 2040 Plan Task Force. Members assigned to the task force include John Kari, Dick Gilyard, Vince Netz, Julie Wallace, Dan Bryant and Jeff Barnhart (Preston Mosser acting as alternate for Jeff). Monique MacKenzie of the University will be invited to participate, and PPA and community volunteers may also join. Comments must be made by July 22.

Affordable Housing Trust Fund

A proposal for changes in the trust fund regulations had been sent to the committee. Members agreed that no one in the group had the expertise to understand the implications. Dick Gillard will ask Chip Halbach, Prospect Park resident and former Executive Director of the Minnesota Housing Partnership, to provide comments on the document.

My Burger Sidewalk License (213 Oak St SE)

A request was distributed from My Burger, 213 Oak Street SE, for a sidewalk license to put 4 tables on the sidewalk outside the restaurant. There were no objections raised, so there will be no official comment from PPA.

Committee Annual Evaluation

Vince will send the PPA committee evaluation questionnaire to the committee chair. It was suggested that it might be sent to all members of the committee for their responses. It will be discussed at the next meeting.

Other

A question was asked about the expansion of the St. Panteleimon church at Emerald and Franklin SE. The expansion was apparently approved on April 9. Information had been shared with the community, but apparently no feedback had been received. The church did not need any approvals from PPA.

Agenda Items for May meeting

Committee evaluation

Feedback from Cam Gordon meeting on Minneapolis2040

Livability/Land Use task force on fourplex proposal

Project updates:

- Vermilion
- Aeon
- Malcolm Yards
- Green 4th Parkland/Community garden/Park Board
- Livability/Land Use Committees cooperation
- Update from Cam's April 26 meeting
- Committee evaluation
- Affordable Housing Trust Fund update