



Meeting Minutes

NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING
HERITAGE LANDING COMMUNITY ROOM, 415 NORTH 1ST STREET
SEPTEMBER 23, 2015

WELCOME AND INTRODUCTIONS—DJ HEINLE

- THE MEETING WAS CALLED TO ORDER AT 6:05 P.M.
 - EIGHT COMMITTEE MEMBERS WERE PRESENT: DJ HEINLE, DAVE DECKER, ALICE EICHHOLZ, KELLY NELSON, KAREN LEE ROSAR, NEIL REARDON, JO VOS, AND SYDNEY ANDERSON
 - THE COMMITTEE APPROVED THE MEETING MINUTES FROM BOTH THE JULY 22 AND AUGUST 19 MEETINGS.
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OPEN WINDOW THEATER – JEREMY STANBARY

- OPEN WINDOW THEATER IS CURRENTLY LOCATED IN THE INDUSTRIAL LIVING OVERLAY DISTRICT AT 1313 CHESTNUT. THIS IS THE THEATER'S FIFTH FULL SEASON, AND THE ORGANIZATION CONTINUES TO GROW AND THRIVE IN THIS LOCATION. WHEN THEY STARTED RENTING, THEY WERE GIVEN THE IMPRESSION THE SPACE WAS ZONED APPROPRIATELY FOR PROFESSIONAL PERFORMING THEATER USE, BUT WHILE PLANNING TO EXPAND THEIR SPACE, THEY LEARNED THEY WERE NOT ZONED APPROPRIATELY.
 - THE THEATER DOES NOT WANT TO MOVE- IT IS "A GREAT SPACE NEAR THE HENNEPIN THEATER DISTRICT." THE RENOVATED WAREHOUSE WAS PREVIOUSLY ABANDONED. THE ORGANIZATION HAS COMPLETED THE REZONING APPLICATION AND SUBMITTED IT TO THE CITY. THIS WOULD ALLOW THE REQUESTED USE WHILE MAINTAINING THE INDUSTRIAL USE FOCUS.
 - KELLY ASKS IF JEREMY HAS TALKED TO ANY NEIGHBORS. JEREMY HAS TALKED TO THE ADJACENT APARTMENT BUILDING (WHICH FITS INTO THIS ZONING.)
 - ALICE ASKS IF THEY SERVE FOOD. JEREMY STATES THEY SERVE "BASIC CONCESSION FOOD."
 - JO ASKS WHEN THEIR SEASON RUNS. JEREMY RESPONDS THAT IT IS USUALLY SEPTEMBER THROUGH MAY WITH A CHILDREN'S PROGRAM IN JUNE, BUT THIS SEASON HAS BEEN DELAYED TO DO THE REZONING EFFORT.
 - KAREN ASKS JEREMY TO PLEASE SEND HER INFORMATION REGARDING UPCOMING PRODUCTIONS SO SHE CAN POST THEM TO THE WEBSITE AND FACEBOOK.
 - ALICE ASKS IF JEREMY NEEDS A LETTER OF SUPPORT. JEREMY SAYS HE DOES.
 - DJ STATES THIS IS AN "ODD CONUNDRUM" AND THANKS JEREMY FOR HIS PATIENCE WITH THE PROCESS.
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708 1ST STREET NORTH, ITASCA BUILDING – MARK TAMBORNINO

- MARK DISTRIBUTES A PACKET OF IMAGES TO DEMONSTRATE THE PLANS FOR THEIR CLIENT'S INTERIOR REMODELING PROJECT AS WELL AS THE REPAIR AND EXPANSION OF THE ROOF TOP DECK; THE CLIENT IS LOOKING TO REPLACE AND EXTEND THE EXISTING 6'X6' WITH A 6'X11' DECK
 - OTHER 6TH FLOOR UNITS HAVE ALREADY MADE THIS CHANGE, BUT AT THAT TIME THE BUILDING WAS LOCALLY-DESIGNATED AS HISTORIC AND HAS SINCE BEEN REDESIGNATED; A NEW RESTRICTION STATES THAT THE DECK MUST NOW BE 15' AWAY FROM THE PARAPET; THE HPC HAS APPROVED THE PLANS CONTINGENT ON THE DECK BEING HELD BACK THE REQUIRED 15'; MARK IS SEEKING SUPPORT TO EXTEND THE NEW DECK
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TO THE PARAPET TO MATCH THE OTHERS

- THE PROPOSED DECK EXTENSION DOES NOT FACE THE HISTORIC FAÇADE OF THE BUILDING, BUT RATHER A SECONDARY FAÇADE ALONG WEST RIVER ROAD; MARK HOPES THERE CAN BE SOME FLEXIBILITY BECAUSE THIS IS FACING A SECONDARY FAÇADE, AND BECAUSE THE PERIOD OF HISTORIC SIGNIFICANCE IS 1915- A TIME WHEN NO PUBLIC SIDE TO THE BUILDING EXISTED
 - THE ITASCA BUILDING'S HOA AS APPROVED THE PLAN CONTINGENT OF THE HPC'S APPROVAL
 - MARK IS SEEKING A LETTER OF SUPPORT FROM THE COMMITTEE BEFORE THE HPC MEETING ON SEPTEMBER 29; DJ AND DAVE WILL WORK TO EXPEDITE A LETTER OF SUPPORT BY THIS DATE AS LONG AS THE COMMITTEE APPROVES THE CREATION OF A LETTER OF SUPPORT
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NEIGHBORHOOD COMMENTS

- ONE NEIGHBOR ASKS ABOUT THE APPROVAL PROCESS IF A VACANT LAND OWNER WANTED TO BUILD; THE COMMITTEE EXPLAINS SHE WOULD HAVE TO GO THROUGH THE CITY'S PLANNING AND ZONING, AND SUGGESTS THE CITY LOOKS TO THE NLNA PLANNING + ZONING COMMITTEE TO REVIEW AND PROVIDE FEEDBACK ON THE PROPOSED PLANS; THE NLNA PLANNING + ZONING COMMITTEE HAS NO AUTHORITY, BUT MOST DEVELOPERS PRESENT TO NEIGHBORHOOD ORGANIZATIONS FOR GAIN SUPPORT;
 - THE SAME NEIGHBOR ASKS IF IT IS TOUGHER TO RENOVATE OR BUILD NEW; THE COMMITTEE STATES THAT IT DEPENDS ON THE PROJECT, AND ADDS THAT HISTORIC BUILDINGS ARE SOMETIMES MORE DIFFICULT DUE TO A LARGER AMOUNT OF REQUIREMENTS; IT IS SUGGESTED THAT THE NEIGHBOR SEE THE DEVELOPER RESOURCES LISTED ON THE NLNA WEBSITE
 - JEREMY WITH OPEN WINDOW THEATER ASKS ABOUT THE PROCESS FOR COMMITTEE SUPPORT; THE COMMITTEE EXPLAINS THAT THE WEEK AFTER THE P+Z MEETING, THE COMMITTEE REPORTS AND MAKES RECOMMENDATIONS TO THE NLNA BOARD; 9 OUT OF 10 TIMES THE BOARD AGREES WITH THE RECOMMENDATIONS, AND A LETTER OF SUPPORT IS THEN SENT DIRECTLY TO THE PERSON MAKING THE REQUEST
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OLD BUSINESS

- NO OLD BUSINESS TO DISCUSS THIS MONTH.
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COMMITTEE BUSINESS

- (PARK CAC) THE NEXT MEETING IS SCHEDULED FOR OCTOBER 22; A DESIGN WEEK IS TO TAKE PLACE THE WEEK OF OCTOBER 19-23; THE CAC STARTED TO LOOK AT SITE FOR NEW PARKS IN SEPTEMBER, JO WILL WRITE UP A PROGRESS SUMMARY AND CONTACT TYLER TO SEE IF THERE IS ANY INFORMATION ON THEIR PLANS
 - (WEST BROADWAY TRANSIT STUDY) KAREN REPORTS REFINEMENTS ARE BEING REVIEWED; KAREN WILL START MAKING NOTES TO BE INCLUDED IN THE BOARD MEETING NOTES; INFORMATION IS ALSO POSTED ON FACEBOOK; A COMMUNITY ENGAGEMENT OPEN HOUSE IS SCHEDULED FOR NOVEMBER 3RD AT THE CAPRI THEATER- MORE DETAILS TO COME; ON NOVEMBER 11 THE CAC WILL BE MAKING TRANSIT ROUTE RECOMMENDATIONS AS THEY WERE SURPRISED BY THE PRELIMINARY MAP; THE PROJECT IS CURRENTLY UNDERFUNDED, SO A TIMELINE HAS NOT YET BEEN ESTABLISHED; DJ ASKS IF THEY WOULD PRESENT THE PREFERRED ALTERNATIVE TO THE COMMITTEE BEFORE IT IS OFFICIALLY SELECTED- KAREN WILL CHECK
 - (ART FOR ELECTRICAL BOXES) WENDY SPOKE WITH MARY AT THE CITY ABOUT THE PROJECT; VOLUNTEERS ARE NEEDED TO TAKE PHOTOS OF SOME OF THE ELECTRICAL BOXES THE COMMITTEE WANTS TO APPLY THE ART PROJECT TO; JO WILL TAKE PHOTOS FROM PARKWAY TO WASHINGTON AND SYDNEY WILL TAKE PHOTOS FROM WASHINGTON TO THE FARMERS MARKET
 - KELLY MENTIONS HIS CONCERN ABOUT TRAFFIC CONGESTION ALONG 10TH FROM 2ND TO WASHINGTON AS A RESULT OF PARKING RAMP TRAFFIC; THE COMMITTEE DISCUSSES OPTIONS TO ALLEVIATE THIS CONGESTION INCLUDING ELIMINATING PARKING ALONG 10TH DURING PEAK TIMES AND HAVING TRAFFIC BE DIRECTED AT THESE TIMES; THE COMMITTEE WILL DISCUSS THESE OPTIONS WITH THE CITY
 - **THE COMMITTEE MAKES AND APPROVES A MOTION TO SUPPORT THE REZONING AND EXPANSION OF OPEN WINDOW THEATER.** (SYDNEY, JO) THE COMMITTEE DISCUSSES THE BENEFITS OF DOING SO, AND STATES THE PLANS DO NOT CHANGE THE PRIMARY USE.
 - **THE COMMITTEE MAKES AND APPROVES A MOTION TO SUPPORT THE PROPOSED PLANS TO REPLACE AND EXPAND THE ROOF TOP DECK FOR THE 6TH FLOOR UNIT AT THE ITASCA BUILDING AS PRESENTED.** (KAREN, SYDNEY) DJ WILL LOOK INTO EXPEDITING THE PROCESS.
 - THE NEXT MEETING IS SCHEDULED FOR OCTOBER 21, 2015, AT 6 PM. THE COMMITTEE ADJOURNED AT 7:00 PM.
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END OF MINUTES
