

**BUILDING, LAND USE & HOUSING  
DRAFT--Minutes - June 16, 2016**

The meeting was convened at 6:00 p.m. by Chair Tanya Schmitt.

**Members Present:** Jerry Dustrud, Sue Jagodinski, Michael Lazaretti; Tanya Schmitt; Becca Staley; Emanuel Tekle; Patti Wettlin; Bert Winkel;

**Others Present:** Dain Cain, RS Eden; Dan Collison, 1st Covenant Church; Bart Nelson, UrbanWorks Architecture; Dan Hunt, Hunt Associates; Jeff Hemer, Managing Architect, BKV Group; Lynn Regnier, Kim Vohs, EPNI.

**The agenda was approved as presented. M. Winkel/Collison.**

**The May 2016 meeting minutes were approved as presented. M. Winkel/Dustrud.**

**RS Eden**

On December 18, 2014 Dan Cain originally presented plans for RS Eden's acquisition of the property at 614 Grant Street East and followed up today with updates. The space is to be used for offices and group meeting rooms to more comfortably serve their clients and is not an expansion of services or residential spaces. They plan to rehabilitate the site by removing the fence; paving and striping the parking lot on the east end of the building; installing new windows, replacing the roof, and tree removal. Cain reported that the exterior work is underway and includes an upgrade to the deteriorating entrance sidewalk and a small garage extension on the northwest side of the building. He asked the community for exterior paint color suggestions.

**1st Covenant Church Housing Development**

Dan Collison-1st Covenant Church and Bart Nelson-UrbanWorks Architecture, presented updated drawings for the workforce housing/retail development on the church property. In May they presented their plans to the City Planning Commission Committee of the Whole (PC-COW) and have since incorporated some of the COW suggestions to the surface parking lot, including; shielding the view into the parking lot with an expanded bike station and a repair facility at the Chicago Avenue entrance and reducing the width of the entrance/exit lanes. They expect the development to be reviewed at the July 18th Planning Commission hearing.

***Motion to approve the design for the 1st Covenant Church housing development and to support the project as presented on 6-16-2016 (plans dated 6.16.2016).***

**M. Dustrud/Winkel. Passed Unanimously.**

**1400 Park Avenue Apartments**

Jeff Hemer, Managing Architect-BKV Group, and Dan Hunt-Hunt Associates, presented new drawings for the market rate apartment building. This project was previously approved by the BLUH Committee (2-18-16) and the EPNI Board of Directors (3-14-16) and by the City Planning Commission (4-11-16). The building owner subsequently decided that they preferred a less contemporary design and changes were made to reflect more of the historic building elements as seen in the neighborhood. The design now incorporates several shades of red and cream brick, mansard rooftops at the corners, archways and several covered porch entries. The new design requires two additional variances from the original plan:

1. Variance Application for Yard Requirements. The variance request previously approved by the City allows for zero feet yard under the following conditions:
  - o Reduce the required yard from 15 feet to 0 feet at East 15th Street, East Grant Street, and East 14th Street . As shown on the Site Plan, stairs and dwelling unit patios are located between 0 feet and 5 feet from the property line. 2-story walk-up entry "bump outs" are located in the area between 5 feet and 10feet from the property line. The main building wall ranging in height from 5-stories to 6-stories is located 10 feet back from the property line.

The amendment to this variance would add the following description: Allow for a 2'-6" projection from the main building wall at level-2 through level-5 at 14th Street East at the west end of the building. This wall is proposed to be located 7'-6" from the property line.

2. Variance Application to allow for a 5' high fence in the front yard on East 15th Street. The fence design consists of masonry piers at 5'-6" high and a prefinished metal fence at 5'-0" high with vertical pickets at 4" on-center spanning between the piers and metal posts. The purpose of the fence is to give added security and privacy for the three units located at the southwest corner of the building since the floor level is 1'-6" to 1'-0" below the level of the sidewalk.

***Motion to support the change of materials and design and the additional two variances as presented on 6-16-2016 (plans dated 06.13.2016). M. Winkel/Dustrud. Passed. 1 Abstention.***

#### ANNOUNCEMENTS

**General Mills FIREWORKS Display: June 17th**, Third Avenue Bridge

**8th Street Reconstruction Public Meeting: June 29th**, 5-7 p.m.,

Bethlehem Baptist Church, 720 13th Avenue South

**EPNI Livability Task Force: JULY 4TH meeting CANCELLED.**

**EPNI Finance & Executive Committees:** July 4th meeting changed to June 30th.

**BLUH Committee:** Thursday, July 21, 6 p.m. Elliot Park Recreation Center.

**EPNI Livability Task Force: August 1st, 4 p.m.** The Alliance, 719 E. 16th St.

The meeting adjourned. Respectfully submitted by Lynn Regnier: June 20, 2016.