



DATE: May 7, 2021  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of May 6, 2021, Zoning Committee Hearing

**NEW BUSINESS**

1. **385 Topping Rezoning ( 21-249-513 )**  
Rezone from B1 local business to T2 traditional neighborhood

**Address:** 385 Topping Street  
NW corner at Western Avenue

**District Comment:** District 6 recommended approval

**Support:** 0 people spoke, 0 letters

**Opposition:** 1 person spoke, 1 letter

**Hearing:** Closed

**Motion:** Approval

<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
Approval	Approval ( 7 - 0 )

2. **549 Minnehaha Nonconforming Use ( 21-252-047 )**  
Reestablishment of nonconforming use to permit a theatre arts teaching studio

**Address:** 549 Minnehaha Avenue  
NE corner at Jessie Street

**District Comment:** District 5 had not responded

**Support:** 0 people spoke, 0 letters

**Opposition:** 0 people spoke, 0 letters

**Hearing:** closed

**Motion:** Approval with a condition

<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
Approval with a condition	Approval with a condition ( 7 - 0 )

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
<b>3.</b>	<b>300 Banfil/149-155 Dousman Variances ( 21-251-173 )</b>	Approval with conditions	Approval with conditions ( 7 – 0 )
	<p>Variations for front yard setback (9.2' minimum, 1' proposed), rear yard setback (9' minimum, 1' proposed), south side yard setback (9' minimum, 6.3' proposed), north side yard setback (9' minimum, 1' proposed), and parking (6 spaces minimum, 4 spaces proposed).</p>		

**Address:** 300 Banfil / 149-155 Dousman Street  
SW corner of Dousman and Banfil

**District Comment:** District 9 had not responded

**Support:** 0 people spoke, 3 letters

**Opposition:** 1 person spoke, 3 letters

**Hearing:** closed

**Motion:** Approval with conditions