

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, July 5, 2018 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: DeJoy, Eckman, Edgerton, Fredson, Lindeke, and Reveal  
EXCUSED: Baker, and Ochs,  
STAFF: Bill Dermody, and Cherie Englund

The meeting was chaired by Commissioner Edgerton.

**Salvation Army - 18-070-330 - rezone from RT1 two-family residential to B2 community business at 618 Lawson Ave. E., between Payne Avenue and Edgerton Street.**

Bill Dermody presented the staff report with a recommendation of approval for the rezoning. He stated District 5 recommended approval, and there were no letters in support or opposition.

In response to a question by Commissioner Reveal, Mr. Dermody said he did not know how the the expansion of the building at 1019 Payne Avenue went unnoticed as a violation in an RT1 zone, because building permits were issued.

Commissioner DeJoy said she works for the East Side Neighborhood Development Company and asked what the status is of the zoning study for Payne Avenue. Mr. Dermody said that staff is not actively working on the Payne Avenue Zoning Study and the intent is to allow the Payne-Phalen District 5 Planning Council to finish their district plan and then follow up with any zoning studies.

The applicant, Brandi Kerber, Attorney with Larkin Hoffman, 8300 Norman Center Dr., Suite 1000, Bloomington said the Salvation Army owns the property at 1019 Payne Avenue, which is used as a community center. She said they acquired two parcels adjacent to this property. She said that when they received the building permits to expand the building in the 1990s no one caught it until they decided to rezone two of the parcels and that is when they realized the 3<sup>rd</sup> parcel also needed to be rezoned. She said the intent is to rezone all parcels and combine them into one parcel for the Salvation Army's Community Center property.

In response to a question by Commissioner DeJoy, Ms. Kerber said that currently the Salvation Army's after school program is not in compliance with the number of restrooms they have and in order to add them, they will have to expand the front entry toward the 622 Lawson Avenue property. She said in the long term, they would like to have a dedicated gymnasium.

No one spoke in favor or opposition and the public hearing was closed.


Commissioner Reveal moved approval of the rezoning. Commissioner Eckman seconded the motion.

In response to a question by Commissioner DeJoy, Mr. Dermody said that there will be a site plan review and the parking requirements will be determined at that time.

The motion passed by a vote of 6-0-0.

Adopted                      Yeas - 6                      Nays - 0                      Abstained - 0

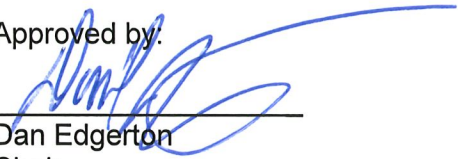
Drafted by:

  
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Cherie Englund  
Recording Secretary

Submitted by:

  
\_\_\_\_\_  
Bill Dermody  
City Planner

Approved by:

  
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Dan Edgerton  
Chair