



*The Macalester-Groveland Community Council fosters citizen participation in government and community decisions that make our neighborhood a great place to live, work, learn, and play.*

**MINUTES**  
**Special Housing And Land Use Committee Meeting**  
**Wednesday, August 31st, 2022 | 6:30pm**

**Date:** Wed. Aug. 31st, 2022 at 6:30pm  
**Location:** Held remotely via Zoom  
**Chair:** Mike Moore  
**Secretary:** (Open Position) - Tom Dietsche, acting Secretary  
**Staff:** Alexa Golemo

**Attendees:**

**Committee Members:**

Andrea Perzichilli, Catherine Plessner, Dave Pasiuk, Gene Johnson, Heather Huffman, Jack Fei, Kathryn McGuire, Marc Manderscheid, Mike Moore, Tim Schmidt, Tom Dietsche, Zak Yudhishthu

**Invited Guests:**

Amy and Kurt Atkinson, Property Owners

**AGENDA and MINUTES**

**6:30 I. Welcome & Committee Process Overview**

Chair Mike Moore called the meeting to order. Normal introductions and routine agenda items were skipped in this special meeting, in order to focus on the single agenda item.

At the request of the applicants, the Chair briefly reviewed how the HLU and BZA process works, and what happens when there is not enough time to forward any HLU motion to the MGCC board for its final action (if any). Instead, any approved HLU motion tonight will go directly to the city's BZA staff.

**6:35 II. 1841 Lincoln Avenue, Variance application for minimum lot width,**

Amy and Kurt Atkinson, Property Owners

Purpose: The applicants are proposing to split this parcel that contains an existing single family dwelling in order to create a new lot that would be suitable for a new single family dwelling. A lot width of 50' is required; both lots are proposed to be 40' wide, for a variance request of 10' each.

Chair Mike Moore introduced the primary agenda item (lot split) and asked the applicants to present an overview of their lot split application.

The applicants reviewed the text of their request for width variances on the new lots that would be created by a lot split of the current lot at 1841 Lincoln Avenue, and several attachments showing a current survey and maps of this block, and the original 1908 plat maps obtained by applicants from the University of Minnesota Library (UMedia).

Significant points made by the applicants included:

- A lot split creates an opportunity to provide more housing in an area where it's needed
- It is in alignment with the city's higher density plan for the area.
- The current size of the lot is not congruent with its neighbors, the block or the surrounding area (Exhibit B).
- The existing house is sited fully on one of the proposed two new lots, without requiring any new variances for setbacks or lot coverage after a split.
- The current legal address also refers to two lots (Exhibit A).
- When this property was originally platted, it had two 40 ft parcels. (Exhibits C & D)
- In those original plats, 40' lots were the standard for this block.
- Sometime in the past, this block was rezoned to R3, which requires 50' wide lots, thus causing all 40' wide lots to have width variances that were "grandfathered in".
- In the 1950's, 1847 Lincoln was similarly split into two 40' wide lots (1845 & 1847).
- All adjacent lots and over 50% of all current lots on this block are 40' wide.
- Therefore, the look and overall feel of the locality will not change. It is reasonable and consistent with the historic record, and will be in alignment with the neighborhood, to return this property into two distinct & separate parcels as originally intended.

After the presentation, attendees discussed several topics with the applicants:

- Catherine P: Praised the quality of the application. She has spoken with several of their neighbors who approved of the proposed lot split, and she expresses support for it.
- Zak Y: Liked seeing the original plat maps with 40' lots and supports the variances.

Motion made by Marc M., seconded by Jack F, and further revised by them, to recommend approval of lot width variances for both the new lots that would be created by the proposed lot split and to also recommend approval of any potential lot size variance from the required 6,000 sq. feet size in R3 zoning. The latter will depend on the city's exact lot measurements, since the depth appears to be slightly less than 150', but may be increased by half the alley depth (10').

Discussion of the motion and further questions:

- Gene J: Do the applicants have a proposed buyer for the new empty lot?  
Applicants: No.
- Dave P: Years ago, the city decided that if a property owner pays to have their alley plowed, they have ownership rights in half the width of the alley, so they could claim that 10' of additional lot depth, perhaps.
- Heather H: Will any trees be removed?  
Applicants: No plans to remove any at this time, but they do trim the front bushes.

- Jack F: Would any future house on the new empty lot require more variances?  
Marc M: Probably not, these current variances would continue with the property for future owners and could be submitted along with any building permit application to show that they had already been approved by the city (assuming it does so).

The Chair then called the vote on the following motion (Marc M., Jack F.):

*Motion to recommend approval of both 10' lot width variances for the two lots created by the parcel split at 1841 Lincoln Avenue, as well as a variance for total lot area if required (Marc M., Jack F).*

The motion was approved by a vote of 10 ayes, 0 nays, and 1 abstention.

The Chair and Executive Director thanked the applicants and explained the next steps that will be taken to forward this motion to the BZA.

**7:05 III. Adjourn**

The meeting was adjourned by Chair Mike Moore.

Minutes respectfully submitted by Tom Dietsche (acting secretary) on 9/14/2022.