

**Board of Adjustment Public Hearing  
Minutes For Monday, October 20<sup>th</sup>, 2025 for 15 N 3<sup>rd</sup> Ave W Rezoning**

1. **Called to Order at 5:00 PM by Chair Roose.**
2. **Roll Call: White, Hernesmaa, Councilor Roose, Heil, Palcher.** Staff Kochendorfer.  
**Excused: Anderson, Burke**
3. **Additions or Deletions from Agenda**

4. **Public Hearing for the consideration of a Rezoning request for 15 N 3<sup>rd</sup> Ave W**

The rezoning public hearing procedure was read by chair Roose.

The Public hearing notice was read by Planning and Zoning Administrator Kochendorfer

5. **The applicant, (City of Ely) PZ Admin Kochendorfer explained the request**

Kochendorfer briefly explained that this property was sold in 2004 to Habitat for Humanity of St. Louis County, for the construction of single-family housing. In 2016, a home was completed, and is currently occupied by a private party. There was an oversight when the city sold the land in 2004, and the land was never rezoned from P-2, to residential. Kochendorfer also explained that this is also the case with an adjoining property, which will be covered by a separate public hearing following this hearing.

6. **Letters received/ or phone call comments read into record**

- None

7. **Those in support may comment**

- None

8. **Those opposed may comment**

- None

9. **Comments from those who wish to provide additional information**

- None

10. **Applicant will have the opportunity to answer additional questions**

11. **Closure of the hearing @ 5:06 PM**

12. **Reading of the Finding of Facts**

Planning and Zoning Administrator Kochendorfer read the findings of the facts (included in the agenda packet). **Planning and Zoning Administrator recommends approval of the rezoning on the following finding of facts:**

- **Section 11.40 Permissible Uses.**
  - Single and Two- Family Dwellings are allowed uses in (R-2) Zoning, but are not allowed uses in (P-2) Zoning.
- **Vision from the Compressive Plan:** Ely provides a safe and friendly atmosphere, in affordable neighborhoods that complement their natural surroundings.
  - This proposal would align the neighborhood by properly zoning single family housing to a residential zoning district, and not public zoning which does not allow residential dwellings. The proposal is intended to fix a clerical error that was made when the property was originally sold in 2004.
- **Comprehensive Plan:** Safeguard and enhance diversity, affordability, and livability of residential area. Diversity of residential land uses allows for lifecycle housing choices and options within a variety of housing markets.
  - Habitat for Humanity purchased the land to promote affordable living, and to provide housing options for a variety of markets.
- **Comprehensive Plan:** Integrate different types of residential housing.
  - This has already occurred, and continues to occur.
- **Comprehensive Plan:** Promote neighborhood identity, pride, and sense of place. Regulation and land use decision-making should explicitly attend to character and sense of place, and thoughtfully integrate the City's urban forest, trails and lakes.
  - This has already occurred.
- **Comprehensive Plan:** Allow uses and activities appropriate to the character of the residential district. In creating and managing land use regulation, recognize and allow secondary land uses that enhance livability or character, while retaining the primary use as residential.
  - R2 zoning will allow these uses, and the continued uses as they align to the neighborhood. The neighboring zoning to the east is currently R2 zoning as well, which borders the C1 zoning district.

- **Comprehensive Plan:** Protect and support affordable housing for local workers including multi-unit rentals and options to seasonal, transient workers in local service industry employment.
  - The R2 zoning designation will allow multi-family units if necessary. This gives further housing options.

**13. Decision rendered by the Planning Commission**

**Motion White to approve the rezoning of 15 N 3<sup>rd</sup> Ave W from Public-two (P2) Zoning to Residential-two (R2) Zoning / second Palcher. Motion carried without objection.**

**14. Adjournment at 5:12 PM**