

**Board of Adjustment Public Hearing
Minutes For Monday, October 20th, 2025 for 25 N 3rd Ave W Rezoning**

1. **Called to Order at 5:15 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 25 N 3rd 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 (along with the neighboring property) to Habitat for Humanity of St. Louis County, for the construction of single-family housing. In the spring of 2026, it is anticipated that construction of a new habitat for humanity home will occur, which is why the rezoning needs to happen. There was an oversight when the city sold the land in 2004, and the land was never rezoned from P-2, to residential. This land is currently owned by the North St. Louis County Habitat for Humanity.

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 @ 5:20 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.
 - The current plan is to build a single-family dwelling on this parcel in the spring of 2026.
- **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 Hernesmaa to approve the rezoning of 25 N 3rd Ave W from Public-two (P2) Zoning to Residential-two (R2) Zoning / second White. Motion carried without objection.

14. Adjournment at 5:25 PM