

REPORT TO THE CITY COUNCIL FROM
BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE
July 13, 2021

A regular meeting of the committee was convened at 1:30 pm on this date.

Members Present: Council Members Lisa Goodman (Chair), Jeremy Schroeder (Vice-Chair), Jeremiah Ellison, Cam Gordon, Jamal Osman, and Kevin Reich (Quorum - 4)

Pursuant to Minnesota Statutes Section 13D.021, the meeting was held by electronic means and Committee Members and staff participated remotely due to the local public health emergency (novel coronavirus pandemic) declared on March 16, 2020.

Matters listed below are hereby submitted with the following recommendations; to-wit:

1. Land Sale: Snelling Yards, 3601 East 44th Street ([2021-00709](#))
 1. Passage of Resolution authorizing the sale of part of the property at 3601 East 44th Street (aka 4444 1/2 Snelling Avenue South) [part of Disposition Parcel SNELL YDS 1], to Ecumen Minneapolis Snelling Yards, LLLP or an affiliate for \$1 million subject to the term sheet terms and conditions.
 2. Passage of Resolution authorizing the sale of part of the property at 3601 East 44th Street (aka 4444 1/2 Snelling Avenue South) [part of Disposition Parcel SNELL YDS 1], to Snelling Yards Apartments LP or an affiliate for \$1 million subject to the term sheet terms and conditions.

Staff presentation by Tiffany Glasper, Community Planning & Economic Development (CPED).

The public hearing was opened.

There being no persons wishing to speak, the hearing was closed.

Schroeder moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

2. Snelling Yards Senior Housing Tax Increment Financing Plan ([2021-00702](#))
 1. Passage of Resolution approving the Tax Increment Financing (TIF) Plan for Snelling Yards Senior Housing at a subdivided portion of 3601 44th Street East (aka 4444 1/2 Snelling Avenue South), nka 4440 Snelling Avenue South.
 2. Passage of Resolution authorizing the issuance of a "Pay-As-You-Go" TIF Note to Ecumen Snelling Yards Minneapolis LLLP in a principal amount not to exceed \$1,771,200.
 3. Authorizing a TIF assistance contract and other necessary documents related to the recommended action with Ecumen Snelling Yards Minneapolis LLLP.

Staff presentation by Tiffany Glasper, Community Planning & Economic Development (CPED).

The public hearing was opened.

There being no persons wishing to speak, the hearing was closed.

Schroeder moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

3. Regulation of rooming units and congregate living facilities ordinance (Housing Code) ([2020-00702](#))

Passage of Ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, creating a regulatory framework to allow for new — and to better regulate existing — rooming houses, single room occupancy units, and congregate living facilities.

Staff presentation by Andra Bosneag, Regulatory Services Department.

The public hearing was opened.

The following persons spoke:

1. Jacob Strauss

2. Amos Budde

3. Brit Anbacht

4. Eric Sorum

The hearing was closed.

Schroeder moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

4. Variance appeals: Elliot Fisher, 3415 2 1/2 St NE ([2021-00760](#))

Considering an appeal submitted by Elliot Fisher regarding the following decisions of the Zoning Board of Adjustment (PLAN12091) for an established fence for the property located at 3415 2 1/2 St NE:

1. Denying the variance to increase the maximum height of a fence in the required front yard.
2. Denying the variance to increase the maximum height of a fence in the required corner side yard for the property located at 3415 2 1/2 St NE.

Staff presentation by Alex Kohlhaas, CPED.

The hearing was opened.

The following person spoke:

1. Elliot Fischer, co-appellant
2. Sarah Fischer, co-appellant

The hearing was closed.

Reich moved to grant the appeal and direct staff to draft findings of fact. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

5. Conditional use permit appeal: Erich Heger, 216 7th St S ([2021-00761](#))

Considering an appeal submitted by Erich Heger regarding the decision of the City Planning Commission denying a conditional use permit (PLAN12690) to allow a 20-space vehicle surface parking lot in the Downtown Parking Overlay District for the property located at 216 7th St S.

Staff presentation by Peter Crandall, CPED.

The hearing was opened.

The following persons spoke:

1. Erich Heger, appellant
2. Brian Bell, counsel to appellant

The hearing was closed.

Goodman moved to grant the appeal, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning

administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

2. The parking lot shall be operated as an accessory use to the adjacent hotel and shall not be operated as a commercial parking lot.

On roll call, the motion passed.

Aye: Goodman, Ellison, Gordon, Osman, and Reich (5)

Nay: Schroeder (1)

Abstain: (0)

Absent: (0)

6. Gambling License Approvals for July 13, 2021 [\(2021-00741\)](#)

Firefighters for Healing, 817 5TH AVE S Minneapolis, MN, submitted by Firefighters for Healing, BLGeneral, LIC394763

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

7. Minneapolis Arts Commission appointment [\(2021-00742\)](#)

Approving the Council appointment of Jack Moebius, Seat 16, Ward 12, for a three-year term, beginning January 1, 2021, and ending December 31, 2023.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

8. Rental dwelling license reinstatement: 2934 Colfax Avenue N, owner Emeka Okeakpu [\(2021-00743\)](#)

Approving the reinstatement of the Rental Dwelling License for the property at 2934 Colfax Avenue N, formerly held by Paul Yackel, to be held by new owner Emeka Okeakpu, based on verification that said property is now in compliance with rental licensing standards.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

9. Grant applications to the 2021 Metropolitan Council Livable Communities Demonstration Account (LCDA) and Livable Communities Demonstration Account Transit Oriented Development (LCDA-TOD) grants round ([2021-00744](#))

Passage of Resolution authorizing the submittal of grant applications to the Metropolitan Council Livable Communities Demonstration Account (LCDA) and Livable Communities Demonstration Account Transit Oriented Development (LCDA-TOD) grant programs for the following projects: 3030 Nicollet (Project for Pride in Living), Calvary Apartments (Trellis Calvary Development LLC), Northrup King Residential (Artspace Northrup King, LLC), Plymouth Avenue Apartments (Matrix Development, LLC), Simpson Community Shelter and Apartments (Project for Pride in Living), and Wadaag Commons/ Focus Arts Building (Seward Commons LLC).

Goodman moved to approve. On roll call, the motion passed.
Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)
Nay: (0)
Abstain: (0)
Absent: (0)

10. Contract with Hennepin County for Emergency Rental Assistance Program Processing Support ([2021-00769](#))

Authorizing a contract with Hennepin County or affiliated entities for up to \$2,000,000 to administer the Emergency Rental Assistance Tenant Application Program.

Goodman moved to approve. On roll call, the motion passed.
Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)
Nay: (0)
Abstain: (0)
Absent: (0)

11. Local Historic Landmark Designation: Como Avenue Congregational Church, 1035 14th Ave SE ([2021-00759](#))

Denying the local historic landmark designation (PLAN12775) of the Como Avenue Congregational Church, located at 1035 14th Ave SE.

Goodman moved to approve. On roll call, the motion passed.
Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)
Nay: Gordon (1)
Abstain: (0)
Absent: (0)

12. Inclusionary zoning fee ordinance ([2021-00681](#))

Referring to staff the subject matter of an ordinance amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances relating to Zoning Code: Administration and Enforcement, amending inclusionary zoning administration and monitoring fees.

Goodman moved to refer to staff. On roll call, the motion passed.
Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)
Nay: (0)
Abstain: (0)
Absent: (0)

13. Land sale: 628 E Franklin ([2021-00728](#))

Setting a public hearing for July 27, 2021, to consider the land sale of 628 E Franklin.

Goodman moved to set public hearing for Jul 27, 2021. On roll call, the motion passed.
Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)
Nay: (0)
Abstain: (0)
Absent: (0)

14. Missing Middle Rental Pilot Program land sales ([2021-00740](#))

Setting a public hearing for July 27, 2021, to consider the land sales of multiple properties through the Missing Middle Rental Pilot program.

Goodman moved to set public hearing for Jul 27, 2021. On roll call, the motion passed.
Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)
Nay: (0)
Abstain: (0)
Absent: (0)

15. Rezoning: Ann Carlson-Yunga, on behalf of Cedar Lake Road, LLC, 224 Cedar Lake Rd S ([2021-00762](#))

1. Approving an application submitted by Ann Carlson-Yunga, on behalf of Cedar Lake Road, LLC to rezone (PLAN12301) the eastern portion of the property located at 224 Cedar Lake Rd S from the R1A Multiple Family District to the C1 Neighborhood Commercial District, retaining the BF13 Interior 3 Built Form Overlay District to resolve an existing split-zoning condition.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Goodman moved to approve. On roll call, the motion passed.
Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)
Nay: (0)
Abstain: (0)
Absent: (0)

16. Regulation of rooming units and congregate living facilities ordinance (Zoning Code) ([2020-00703](#))

Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, creating a regulatory framework to allow for new — and to better regulate existing — rooming houses, single room occupancy units, and congregate living facilities:

1. Chapter 520 Introductory Provisions.
2. Chapter 535 Regulations of General Applicability.
3. Chapter 546 Residence Districts.
4. Chapter 547 Office Residence Districts.
5. Chapter 548 Commercial Districts.
6. Chapter 549 Downtown Districts.
7. Chapter 551 Overlay Districts.

Staff presentation by Amber Turnquest, CPED.

Schroeder moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

17. Local Historic District Designation: Glendale Town Houses Historic District ([2021-00697](#))

Considering a resolution approving the local historic district designation (PLAN10537) of the Glendale Town Houses Historic District which includes seven (7) parcels consisting of 184 town homes spread across 28 buildings at the following addresses: 2700-2710, 2805-2819, 2806-2820, 2821-2835, 2822-2836, 2837-2851, and 2838-2848 Delaware Street SE; 2700-2706 and 2701-2709 Essex Street SE; 28-42, 33-43, 44-58, 45-59, 60-74, 61-75, and 76-90 St. Mary's Avenue SE; 2801-2811 St. Mary's Place; 100-106, 108-114, 116-126, 128-142, and 166-176 27th Avenue SE; and 10-20, 22-32, 34-40, 42-52, and 66-80 Williams Avenue SE.

Goodman moved to postpone to BIHZ meeting of Jul 27, 2021. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

With no further business to transact, the meeting adjourned at 2:43 pm.

Reported by Lisa Brock, Clerk