

REPORT TO THE CITY COUNCIL FROM
BUSINESS, INSPECTIONS & ZONING COMMITTEE

May 5, 2020

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

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

Pursuant to Minnesota Statutes Section 13D.021, the meeting was held by electronic means and Council 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. Interim use permit: Thrive Youth Services, 3647 Fremont Ave N ([2020-00525](#))

Approving an application submitted by Thrive Youth Services for an interim use permit (PLAN10865) to establish a community residential facility for eight children until May 5, 2025, for the property located at 3647 Fremont Ave N.

Staff presentation by Lindsey Silas, Department of Community Planning & Economic Development (CPED).

The public hearing was opened.

The following person spoke:

1. Shelton Johnson

The public hearing was closed.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

2. Conditional use permit and site plan review conditions of approval appeal: Ross Stiteley, on behalf of Sherman Associates, 240 Portland Ave and 500-530 3rd St S ([2020-00526](#))

Considering an appeal submitted by Ross Stiteley, on behalf of Sherman Associates, regarding the City Planning Commission's following conditions of approval to a conditional use permit and a site plan review (PLAN10513) related to a development located at 240 Portland Ave and 500-530 3rd St S:

1. Condition no. 2 of the conditional use permit for a principal parking facility: The site shall have a maximum of two curb cuts and the 3rd St S curb cut shall be eliminated from the final plans.
2. Condition no. 8 of the site plan review approving a planned unit development that includes a 23-story tower with 238 dwelling units and 5,400 square feet of commercial space, and a seven-story residential building with 90 dwelling units, a fire station, and a principal parking facility: The site shall have a maximum of two curb cuts and the 3rd St S curb cut shall be eliminated from the final plans.

Staff presentation by Mei-Ling Smith, CPED.

The public hearing was opened.

The following persons spoke:

1. George Sherman, with Sherman Associates
2. Ross Stiteley, with Sherman Associates
3. Bob Loken, architect with ESG Architecture & Design, 500 S Washington Ave, on behalf of Sherman Associates

The public hearing was closed.

Fletcher moved to grant the appeal. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

3. Liquor license renewals for May 5, 2020 ([2020-00512](#))

1. Holiday Stationstore #2, 2124 FRANKLIN AVE E Minneapolis, MN, (Ward 6) submitted by Holiday Stationstores LLC, BLBeerOff, LIC361681
2. Holiday Stationstore #25, 5444 NICOLLET AVE Minneapolis, MN, (Ward 11) submitted by Holiday Stationstores LLC, BLBeerOff, LIC361748
3. Holiday Stationstore #335, 1331 INDUSTRIAL BLVD Minneapolis, MN, (Ward 1) submitted by Holiday Stationstores LLC, BLBeerOff, LIC361658
4. Holiday Stationstore #407, 3550 CEDAR AVE S Minneapolis, MN, (Ward 9) submitted by Holiday/Cedar Avenue LLC, BLBeerOff, LIC376086

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

4. Alley vacation: Clay Dutra, 1626 E Lake St and 2940 17th Ave S ([2020-00510](#))

1. Approving an application submitted by Clay Dutra to vacate (PLAN10696) part of the public alley located in the area between 1626 E Lake St and 2940 17th Ave S.
2. Passage of Resolution vacating a portion of the east-west alley in the northwest quadrant of 17th Avenue South and East Lake Street (Vac-1720).

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

5. Rezoning: Sister Karen Mohan, 1619 and 1621 Fremont Ave N ([2020-00507](#))

1. Approving an application submitted by Sister Karen Mohan to rezone (PLAN10633) the properties located at 1619 and 1621 Fremont Ave N from the R2B Multiple-family District to the OR2 High Density Office Residence District to construct a new convent.
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, Reich, Gordon, Fletcher, and Ellison (6)

Nay: (0)

Abstain: (0)

Absent: (0)

6. Rezoning: Collage Architects, 187-199 Irving Ave N and 190-198 James Ave N ([2020-00523](#))

1. Approving an application submitted by Collage Architects to rezone (PLAN10147) the properties located at 187-199 Irving Ave N and 190-198 James Ave N from the R5 Multiple-family District to the OR2 High Density Office Residence District to construct a new six-story mixed-use/office building (LEEF-South Project).
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, Reich, Gordon, Fletcher, and Ellison (6)

Nay: (0)

Abstain: (0)

Absent: (0)

7. Rezoning: Saoudoun Al-Khigany, 2007 Glenwood Ave ([2020-00506](#))

1. Approving an application submitted by Saoudoun Al-Khigany to rezone (PLAN10624) the property located at 2007 Glenwood Ave from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District to allow a new tobacco shop within an existing building.
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, Reich, Gordon, Fletcher, and Ellison (6)

Nay: (0)

Abstain: (0)

Absent: (0)

8. Rezoning: Double Yellow Line, LLC, 4534 Nicollet Ave ([2020-00509](#))

1. Approving an application submitted by Double Yellow Line, LLC to rezone (PLAN10698) the property located at 4534 Nicollet Ave from the R2B Multiple-family District to the C2 Neighborhood Corridor Commercial District, retaining the AP Airport Overlay District, to establish a new general retail sales and services use (record shop).

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, Reich, Gordon, Fletcher, and Ellison (6)

Nay: (0)

Abstain: (0)

Absent: (0)

9. Rezoning: Jane Maiorano, 911 W 24th St ([2020-00508](#))

1. Approving an application submitted by Jane Maiorano to rezone (PLAN10628) the property located at 911 W 24th St from the R2B Multiple-family District to the R3 Multiple-family District to construct an addition containing one new dwelling unit to create a three-unit building.

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, Reich, Gordon, Fletcher, and Ellison (6)

Nay: (0)

Abstain: (0)

Absent: (0)

10. Lease revisions for Community Care Clinics of Minnesota: 2139 44th Ave N ([2020-00524](#))

1. Authorizing a new one-year lease with Community Care Clinics of Minnesota, 2139 44th Ave N, to begin June 1, 2020, with potential rent abatement until the earlier of when the Governor's COVID-19 stay at home order is lifted or the clinic is reopened.

2. Approving a waiving of monthly rent for April and May, 2020, under the existing lease with Community Care Clinics of Minnesota, 2139 44th Ave N, in response to the Governor's COVID-19 stay at home order.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

With no further business to transact, the meeting adjourned at 2:20 p.m.

Reported by Irene Kasper, Council Committee Coordinator