

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

June 16, 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. Demolition of a Historic Resource appeal: James Archer, 2309 Plymouth Ave N ([2020-00611](#))

Considering an appeal submitted by James Archer from the decision of the Heritage Preservation Commission denying the Demolition of Historic Resource application (PLAN10588) for the property located at 2309 Plymouth Ave N.

Staff presentation by Sheila Vemmer, Department of Community Planning & Economic Development (CPED).

The public hearing was opened.

The following persons spoke:

1. James Archer, 1015 Queen Ave N, owner of subject property
2. Amy Lucas, with Landscape Research, on behalf of appellant

The public hearing was closed.

Ellison moved to grant the appeal, subject to the condition that the appellant work with staff to create a mitigation plan including, but not limited to, photographic documentation of the existing structure; and to direct staff to draft findings. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

2. Zoning Board of Adjustment appeal: Matthew Wolf of Taft Law, on behalf of Endeavor Investments I, LLC , 525 10th Ave SE ([2020-00654](#))

Considering an appeal submitted by Matthew Wolf of Taft Law, on behalf of Endeavor Investments I, LLC regarding the decision of the Zoning Board of Adjustment denying a variance (PLAN10901) to reduce the off-street parking requirement from 19 to 11 for the property at 525 10th Ave SE.

Staff requested item 2 be continued to July 14, 2020, due to an incorrect time of the committee meeting on the required notices to nearby property owners.

The public hearing was opened. There being no persons wishing to speak, the public hearing was continued to July 14, 2020.

Schroeder moved to continue to the meeting of July 14, 2020. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

3. Zoning Administrator appeal: Erik Takeshita, 4736-4740 Grand Ave S ([2020-00662](#))

Considering an appeal submitted by Erik Takeshita regarding the decision of the Zoning Board of Adjustment upholding the determination of the Zoning Administrator that the changes submitted by the applicant after the project at 4736 and 4740 Grand Ave S (PLAN9433) received site plan review approval by the Planning Commission constitute a minor change pursuant to Section 530.100 of the Minneapolis Code of Ordinances.

Staff requested item 3 be continued to July 14, 2020, due to incorrect time of the committee meeting on the required notices to nearby property owners.

The public hearing was opened. There being no persons wishing to speak, the public hearing was continued to July 14, 2020.

Schroeder moved to continue to the meeting of July 14, 2020. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

4. Variance condition of approval appeal: Aaron Diederich, on behalf of Lake Street Developers, LLC, 510 W Lake St, and 2946 and 2948 Harriet Ave S ([2020-00658](#))

Considering an appeal submitted by Aaron Diederich, on behalf of Lake Street Developers, LLC, regarding the decision of the City Planning Commission's condition of approval 1 to a variance (PLAN10545) approving a new seven-story mixed-use building with 132 dwelling units and 1,700 square feet of commercial space at 510 W Lake St, and 2946 and 2948 Harriet Ave S:

Condition No. 1: The applicant shall modify the design of the ground floor to meet the minimum requirements for the mixed-use density bonus by providing at least 50% of the gross floor area as commercial space.

Staff presentation of items 4 and 6 concurrently, by Peter Crandall, CPED.

The public hearing was opened.

The following persons spoke:

1. Carol Lansing, attorney with Faegre Drinker Biddle & Reath LLP, on behalf of appellant Lake Street Developers

2. Steven Minn, with Lake Street Developers

3. Stephanie Brown, 302 E 26th St

The public hearing was closed.

Goodman 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)

5. Variance condition of approval appeal: Aaron Diederich, on behalf of Lake Street Developers, LLC, 514, 516, and 520 W Lake St; and 2949 Garfield Ave S ([2020-00659](#))

Considering an appeal submitted by Aaron Diederich, on behalf of Lake Street Developers, LLC, regarding the decision of the City Planning Commission's condition of approval 1 to a variance (PLAN10543) approving a new seven-story mixed-use building with 95 dwelling units and 1,500 square feet of commercial space at 514, 516, and 520 W Lake St; and 2949 Garfield Ave S:

Condition No. 1: The applicant shall modify the design of the ground floor to meet the minimum requirements for the mixed-use density bonus by providing at least 50% of the gross floor area as commercial space.

Staff presentation of items 5 and 7 concurrently, by Peter Crandall, CPED.

The public hearing was opened, held concurrently with item 7.

The following persons spoke:

1. Kris Martinson

2. Steven Minn, with Lake Street Developers

3. Stephanie Brown, 302 E 26th St

The public hearing was closed.

Schroeder 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)

6. Conditional use permit, variance, and site plan review appeals: Kristine Martinson, 510 W Lake St, and 2946 and 2948 Harriet Ave S ([2020-00656](#))

Considering an appeal submitted by Kristine Martinson regarding the approval of the following decisions of the City Planning Commission (PLAN10545) to approve a new seven-story mixed-use building with 132 dwelling units and 1,700 square feet of commercial space at 510 W Lake St, and 2946 and 2948 Harriet Ave S:

1. Conditional use permit to increase the maximum building height in the C3A district.
2. Variance to increase the maximum floor area ratio.
3. Variance to reduce the minimum parking requirement.
4. Site plan review for a new seven-story mixed use building with 131 dwelling units and approximately 1,700 square feet of commercial space.

Staff presentation of items 4 and 6 concurrently, by Peter Crandall, CPED.

The public hearing was opened.

The following persons spoke:

1. Kris Martinson, appellant
2. Steven Minn, with Lake Street Developers
3. Carol Lansing, attorney with Faegre Drinker Biddle & Reath LLP, on behalf of Lake Street Developers
3. Stephanie Brown, 302 E 26th St

The public hearing was closed.

Schroeder moved to deny the appeal. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

7. Conditional use permit, variance, and site plan review appeals: Kristine Martinson, 514, 516, and 520 W Lake St; and 2949 Garfield Ave S ([2020-00655](#))

Considering an appeal submitted by Kristine Martinson regarding the approval of the following decisions of the City Planning Commission (PLAN10543) for a new seven-story mixed-use building with 95 dwelling units and 1,500 square feet of commercial space at 514, 516, and 520 W Lake St; and 2949 Garfield Ave S:

1. Conditional use permit to exceed the maximum building height in the C3A district.
2. Variance to increase the maximum floor area ratio.
3. Site plan review for a new seven-story mixed-use building with 95 dwelling units and approximately 1,400 square feet of commercial space.

Staff presentation of items 5 and 7 concurrently, by Peter Crandall, CPED.

The public hearing was opened, held concurrently with item 5.

The following persons spoke:

1. Kris Martinson, appellant
2. Steven Minn, with Lake Street Developers

3. Stephanie Brown, 302 E 26th St

The public hearing was closed.

Schroeder moved to deny the appeal. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

8. Liquor license approvals for June 16, 2020 ([2020-00648](#))

1. Hotel Ivy, 201 11TH ST S Minneapolis, MN, (Ward 7) submitted by Heartland Ivy Partners LLC, BLAmend, LIC389202
2. Sooki and Mimi, 1432 31ST ST W Minneapolis, MN, (Ward 10) submitted by Vesta Partners LLC, BLLiquor, LIC377493

Schroeder 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. Gambling license renewals for June 16, 2020 ([2020-00631](#))

1. Riverview Lions Club Inc., 4155 CEDAR AVE S Minneapolis, MN, submitted by Riverview Lions Club Inc., BLGeneral, LIC367706
2. TWIN CITIES WRESTLING CLUB INC, 328 WEST BROADWAY Minneapolis, MN, submitted by TWIN CITIES WRESTLING CLUB INC, BLGeneral, LIC353583

Schroeder 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. Maddie's Fund grant for Animal Care and Control's foster program ([2020-00663](#))

1. Accepting a grant from Maddie's Fund, in the amount of \$2,500, for Animal Care and Control's foster program.
2. Passage of Resolution approving appropriation of funds to the Regulatory Services Department.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

11. Rachael Ray Save Them All COVID Relief grant for animal care during the coronavirus pandemic ([2020-00664](#))

1. Accepting a Rachael Ray Save Them All COVID Relief grant from The Rachael Ray Foundation, in the amount of \$40,000, to help alleviate animal welfare financial challenges associated with the coronavirus pandemic.
2. Passage of Resolution approving appropriation of funds to the Regulatory Services Department.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

12. Facility Use Permit: 30 W Lake St ([2020-00665](#))

Authorizing changes to the standard Facilities Use Permit to allow a mobile United States Postal Service unit on 30 W Lake St.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

13. Rezoning: Lake Street Developers, LLC, 510 W Lake St, and 2946 and 2948 Harriet Ave S ([2020-00653](#))

1. Approving an application submitted by Lake Street Developers, LLC to rezone (PLAN10545) the properties located at 510 W Lake St, and 2946 and 2948 Harriet Ave S from the C2 Neighborhood Corridor Commercial District to the C3A Community Activity Center District to construct a new seven-story mixed-use building with 132 dwelling units and 1,700 square feet of commercial space.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Schroeder 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 2:44 p.m.

Reported by Irene Kasper, Council Committee Coordinator