

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

July 14, 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. 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 presentation by Alyssa Brandt and Kimberly Holien, Department of Community Planning & Economic Development (CPED).

The public hearing was opened.

The following person spoke:

1. Matthew Wolf of Taft Law, appellant

The public hearing was closed.

Fletcher 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)

2. 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 presentation by Lindsey Silas, Steve Poor, and Kimberly Holien, CPED.

The public hearing was opened.

The following persons spoke:

1. Erik Takeshita, appellant

2. Paula Callies, attorney on behalf of appellant, 1915 Main St
3. Steven Ward, 4732 Pleasant Ave
4. Jeffrey Miller
5. Joshua Segal, applicant, 5414 Washburn Ave S
6. Bill Hendricks, 4749 Grand Ave S

The public hearing was closed.

Fletcher 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)

3. Liquor license renewals for July 14, 2020 ([2020-00708](#))

1. FRANKLIN NICOLLET LIQUOR STORE, 2012 NICOLLET AVE Minneapolis, MN, (Ward 10) submitted by E & M FRANKLIN NICOLLET INC, BLLiqOff, LIC54007
2. HENNEPIN LAKE LIQUORS, 1200 LAKE ST W Minneapolis, MN, (Ward 10) submitted by PHILMIK INC, BLLiqOff, LIC54027
3. Lowry Hill Liquors, 1922 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by KJM Enterprises Inc, BLLiqOff, LIC53993
4. SPHERE, 100 5TH ST S Minneapolis, MN, (Ward 7) submitted by SPHERE LLC, BLLiquor, LIC358141
5. STANLEYS NORTHEAST BAR ROOM, 2500 UNIVERSITY AVE NE Minneapolis, MN, (Ward 1) submitted by Stanley's N.E. Bar Room LLC, BLLiquor, LIC79163

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. 2021 License Fee Schedule ([2020-00709](#))

Setting a public hearing for August 4, 2020, to consider the 2021 License Fee Schedule.

Goodman moved to set the public hearing for August 4, 2020. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

5. Lease with North Star Community Rowing for Portion of Upper Harbor Site ([2020-00711](#))

Approving a waiving of monthly rent beginning May 1, 2020, under the lease terms with tenant North Star Community Rowing for a portion of the Upper Harbor site, in response to the Governor's COVID-19 stay at home and social distancing orders, until tenant can begin programming on-site at Upper Harbor.

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. Business Technical Assistance Program (B-TAP) 2020 funding recommendations ([2020-00713](#))

1. Authorizing contracts for the Business Technical Assistance Program (B-TAP), in a total amount of \$479,000, subject to modifications as approved by the Community Planning & Economic Development Director, as follows: African Development Center \$45,000; African Economic Development Solutions \$35,000; Bii Gii Wiin \$45,000; Hmong American Partnership \$10,000; Impact Hub \$10,000; Latino Economic Development Center \$35,000; Lake Street Council \$20,000; Metropolitan Consortium of Community Developers \$45,000; Metropolitan Economic Development Association \$15,000; New American Development Center \$15,000; Neighborhood Development Center \$50,000; Northside Economic Opportunity Network \$50,000; Seward Redesign \$14,500; West Bank Business Association \$29,500; West Broadway Coalition \$45,000; Women Venture \$15,000.
2. Authorizing amendment to the reimbursement rates and structure for nine of the current (2019-2021) B-TAP service contracts to align with the reimbursement rates and structure for 2020 funding round, as described in the staff report.

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. Temporary lease with the United States Postal Service: 10 W Lake St ([2020-00712](#))

1. Authorizing a lease with the United States Postal Service for space at 10 W Lake St, for up to a maximum of 24 months.
2. Passage of Resolution approving the appropriation of \$75,000 to the Department of Community Planning and Economic Development from the Common Project Fund for property management.

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. Comprehensive Plan amendment: built form guidance ([2020-00710](#))

Approving an amendment to the comprehensive plan, *Minneapolis 2040*, to amend the built form guidance in *Minneapolis 2040* from Interior 3 to Corridor 6 for the properties located at 2734 and 2740 1st Ave S.

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: Lake Street Developers, LLC, 514, 516, and 520 W Lake St and 2949 Garfield Ave S
[\(2020-00718\)](#)

1. Approving an application submitted by Lake Street Developers, LLC to rezone (PLAN10543) the properties located at 514, 516, and 520 W Lake St 2949 Garfield 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 95 dwelling units and 1,500 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.

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. Commercial Property Sale ordinance [\(2020-00638\)](#)

Referring to staff the subject matter of an ordinance amending Title 13 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations, adding a new Chapter 353 entitled "Commercial Property Sale" to require the advanced notice of sale of commercial property.

Goodman moved to refer to staff. 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 2:46 p.m.

Reported by Ayan Adan, Council Committee Coordinator