

REPORT TO THE CITY COUNCIL FROM
BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE
November 7, 2022

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

Members Present: Council Members Jeremiah Ellison, Jamal Osman (Vice-Chair), Lisa Goodman (Chair), Jason Chavez, and Aisha Chughtai (Quorum - 4)

Members Absent: Council Member Michael Rainville

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

1. Land Sale: 1804 31st St E ([2022-00940](#))
 1. Passage of Resolution authorizing the sideyard sale of Lot 3 (the easterly half approximately 1,833.5 SF) of the property located at 1804 31st St E (Disposition Parcel No. 2N-048) to Matthew Stanoch for \$1,500, subject to conditions.
 2. Passage of Resolution authorizing the sideyard sale of Lot 4 (the westerly half approximately 1,833.5 SF) of the property located at 1804 31st St E (Disposition Parcel No. 2N-048) to David Bassekle for \$1,500, subject to conditions.

Staff presentation by Matthew Ramadan, Community Planning & Economic Development.

The public hearing was opened.

The following person spoke:

1. Matthew Stanoch

The hearing was closed.

Chavez moved to approve. On voice vote, the motion passed.
[Rainville absent]

2. Interim Use Permit: Barbara Novy, 4530 Lyndale Ave S ([2022-01029](#))

Approving an application submitted by Barbara Novy for an interim use permit (PAN15460) to allow two portable classrooms until June 13, 2024, for the property located at 4530 Lyndale Ave S, subject to conditions.

Staff presentation by Andrew Frenz, Community Planning & Economic Development.

The public hearing was opened.

The following person spoke:

1. Barbara Novy, Stonebridge World School

The hearing was closed.

Chughtai moved to approve. On voice vote, the motion passed.
[Rainville absent]

3. 2022 Levy for Special Assessments relating to nuisance condition abatement, unpaid administrative enforcement fees and fines, Tenant Remedy Act, and renter relocation assistance ([2022-01032](#))
1. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost of abating nuisance conditions in accordance with Chapter 227 of the Minneapolis Code of Ordinances for levy numbers 1080, 1081, and 1084.
 2. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost court-appointed administrator repairs issued in accordance with Tenant Remedy Act assessments authorized under Chapter 244 Section 185 of the Minneapolis Code of Ordinances for levy number 1088.
 3. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1089.
 4. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1090.
 5. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost of demolishing properties in accordance with Chapter 249 of the Minneapolis Code of Ordinances for levy number 1095.
 6. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for registering vacant properties in accordance with Chapter 249 of the Minneapolis Code of Ordinances for levy number 1096.
 7. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost relating to reinspection fees in accordance with Chapter 244 of the Minneapolis Code of Ordinances for levy number 1097.
 8. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost of securing any building or structure rendered uninhabitable or unoccupied and open to trespass as a

result of lawful police action in accordance with Chapter 171 of the Minneapolis Code of Ordinances for levy number 1098.

9. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1121.
10. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1125.
11. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1126.
12. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1165.
13. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost relating to reinspection fees in accordance with Chapter 525, Section 570 of the Minneapolis Code of Ordinances for levy number 1176.
14. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost of renter relocation assistance in accordance with Chapter 244, Section 1950 of the Minneapolis Code of Ordinances for levy number 1184.

Staff presentation by Nick Magrino, Community Planning & Economic Development.

The public hearing was opened.

The following person spoke:

1. Taras Pidhayny

The hearing was closed.

Goodman moved to approve and requested that staff meet with Taras Pidhayny to discuss his assessment matter. On voice vote, the motion passed.

[Rainville absent]

4. Variances and site plan review appeal: Sarah Walbridge-Jones, 613 and 623 Van Buren St NE [\(2022-01031\)](#)

Considering an appeal submitted by Sarah Walbridge-Jones regarding the following decisions of the City Planning Commission (PLAN15304) to allow the construction of a new six-story multiple-family dwelling containing 64 dwelling units at 613 and 623 Van Buren St NE:

1. Approving a variance to reduce the front yard setback adjacent to Van Buren Street Northeast from 28.9 feet to 15 feet.
2. Approving a variance to reduce the front yard setback adjacent to Central Avenue Northeast from 15 feet to 5.3 feet.
3. Approving site plan review for a new six-story multiple-family dwelling containing 64 dwelling units.

Staff presentation by Andrew Frenz, Community Planning & Economic Development.

The hearing was opened.

The following persons spoke:

1. Brayanna Bergstrom, on behalf of the appellant
2. Carol Lansing, on behalf of the applicant
3. Conrad Zbikowski, Neighbors for More Neighbors
4. Alex Schieferdecker, Neighbors for More Neighbors
5. Chris Jones
6. John McFadden
7. Jim Holmquist
8. Loni Sternberg
9. Sarah Walbridge-Jones, appellant

The hearing was closed.

Ellison moved to deny. On roll call, the motion passed.

Aye: Ellison, Osman, Chavez, and Chughtai (4)

Absent: Rainville and Goodman (2)

Nay: (0)

Abstain: (0)

5. Liquor license approvals for November 7, 2022 ([2022-01026](#))

1. AC Hotel Minneapolis Downtown, 401 HENNEPIN AVE Minneapolis, MN, (Ward 3) submitted by Sage Client 265 LLC, BLAmend, LIC404906
2. Clancey's, 3804 GRAND AVE S Minneapolis, MN, submitted by Clancey's Meats & Fish Ltd, BLWine, LIC404929
3. Dulono's Pizza, 118 4TH ST N Minneapolis, MN, (Ward 3) submitted by 4 VG Inc, BLAmend, LIC403200
4. Dulono's Pizza, 118 4TH ST N Minneapolis, MN, (Ward 3) submitted by 4 VG Inc, BLFood, LIC403201
5. Levy @ Guthrie Theater, 818 2ND ST S Minneapolis, MN, submitted by Levy Premium Foodservice Limited Partnership, BLLiqCat, LIC404136
6. France 44 Events, 4351 FRANCE AVE S Minneapolis, MN, (Ward 13) submitted by France 44 Foods Inc, BLAmend, LIC405289

Goodman moved to approve. On voice vote, the motion passed.
[Rainville absent]

6. Liquor License Renewals for November 7, 2022 ([2022-01027](#))

1. Dilla's Ethiopian Restaurant, 1813 RIVERSIDE AVE Minneapolis, MN, (Ward 6) submitted by Dilla's Bar and Restaurant Inc, BLLiquor, LIC78238
2. Graze Provisions & Libations, 520 4TH ST N Minneapolis, MN, (Ward 3) submitted by Derived Hospitality LLC, BLLiquor, LIC391632
3. Lawless Distilling Company, 2619 28TH AVE S Minneapolis, MN, submitted by Lawless Distilling Company LLC, BLDistill, LIC107966
4. LAWLESS DISTILLING COMPANY, 2619 28TH AVE S Minneapolis, MN, submitted by Lawless Distilling Company LLC, BLDistill, LIC337743
5. Petite Leon, 3800 NICOLLET AVE Minneapolis, MN, (Ward 8) submitted by Petite Leon LLC, BLLiquor, LIC389200
6. StilHeart, 124 3RD AVE N Minneapolis, MN, submitted by Tapped Beverage Company LLC, BLDistill, LIC381373
7. The Cajun House, 2600 UNIVERSITY AVE SE Minneapolis, MN, submitted by Cajun House Inc, BLWine, LIC351058

Goodman moved to approve. On voice vote, the motion passed.
[Rainville absent]

7. Business Technical Assistance Program (BTAP) 2022 Cultural Districts funding recommendations ([2022-00993](#))

Authorizing grant agreements for the Business Technical Assistance Program (BTAP), subject to modifications as approved by the Director of the Department of Community

Planning & Economic Development, as follows: African Development Center, \$30,000; Black Women's Wealth Alliance, \$50,000; Castelli Business Services, \$20,000; Davis Law Office, \$60,000; Just Law, \$30,000; Latino Economic Development Center, \$70,000; Lake Street Council, \$70,000; Metropolitan Economic Development Association, \$50,000; New American Development Center, \$20,000; Neighborhood Development Center, \$50,000, Northside Economic Opportunity Network, \$50,000; Seward Redesign, \$40,000; Think Small Institute, \$40,000; West Bank Business Association, \$70,000; West Broadway Business and Area Coalition, \$50,000.

Goodman moved to approve. On voice vote, the motion passed.
[Rainville absent]

8. Minneapolis Homes: Financing Contingency Fund ([2022-00997](#))

1. Approving the creation of Minneapolis Homes: Financing Contingency Funding Pool.
2. Authorizing agreements with the selected qualified developers or affiliated entities and authorizing the Director of the Department of Community Planning & Economic Development to make modifications.

Goodman moved to approve. On voice vote, the motion passed.
[Rainville absent]

9. Acceptance and appropriation of funds for the acquisition of emergency shelter for persons experiencing homelessness ([2022-01052](#))

1. Accepting funds from Hennepin County, in the amount of \$2,500,000 to be used in addition to the City's \$2,500,000 American Rescue Plan Act Fund contribution, to support the acquisition of an emergency shelter facility for persons experiencing homelessness, by Catholic Charities or an affiliated entity.
2. Passage of Resolution approving appropriation of funds to the Department of Community Planning & Economic Development.

Goodman moved to approve. On voice vote, the motion passed.
[Rainville absent]

10. Carryforward of Year 2022 Tax Exempt Housing Revenue Bonds ([2022-01050](#))

Passage of Resolution authorizing the carryforward of unused Year 2022 Tax Exempt Housing Revenue Bonds for the Multifamily Housing Program.

Goodman moved to approve. On voice vote, the motion passed.
[Rainville absent]

11. Rezoning: Upper Harbor Terminal, 3800 1st St N, 2 36th Ave N, 51 36th Ave N, 51 34th Ave N, 3360 1st St N, 3700 Washington Ave N, 3648 Washington Ave N, 3701 Washington Ave N, and 3639 Washington Ave N ([2022-01034](#))

1. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) a portion of 3800 1st Street North (Parcel 1a, to be created Lot 1, Block 1, UPPER HARBOR REDEVELOPMENT) from I3, General Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.
2. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) a portion of 3800 1st Street North (Parcel 1b, to be created Lot 2, Block 1, UPPER HARBOR REDEVELOPMENT) from I3, General Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.
3. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) a portion of 3800 1st Street North, a portion of 2 36th Avenue North, a portion of 51 36th Avenue North, a portion of 51 34th Avenue North, and a portion of 3360 1st Street North (Parcel 2, to be created Lot 3, Block 1, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District and I3, General Industrial District to C1, Neighborhood Commercial District, retaining the BFPA Parks Built Form Overlay District, the SH, Shoreland Overlay District, the FP Floodplain Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.
4. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) a portion of 2 36th Avenue North and 51 36th Avenue North (Parcel 3, to be created Lot 4, Block 1, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District and I3, General Industrial District to I1, Light Industrial District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.
5. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) a portion of 51 36th Avenue North (Parcel 4, to be created Lot 5, Block 1, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District to I1, Light Industrial District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.
6. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) a portion of 51 34th Avenue North and a portion of 3360 North 1st Street (Parcel 5, to be created Lot 6, Block 1, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District to I1, Light Industrial District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.
7. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) a portion of 3700 Washington Avenue North (Parcel 6a, to be created Lot 1, Block 2, UPPER HARBOR

REDEVELOPMENT) from I2, Medium Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.

8. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) a portion of 3700 Washington Avenue North and all of 3648 Washington Avenue North (Parcel 6b, to be created Lot 2, Block 2, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial district to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District, the SH, Shoreland Overlay District, and the MRCCA, Mississippi River Critical Corridor Overlay District.
9. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) 3701 Washington Avenue North (Parcel 7a, to be created Lot 1, Block 3, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District.
10. Approving an application submitted by the City of Minneapolis Department of Community Planning and Economic Development to rezone (PLAN15377) 3639 Washington Avenue North (Parcel 7b, to be created Lot 2, Block 3, UPPER HARBOR REDEVELOPMENT) from I2, Medium Industrial District to C3A, Community Activity Center District, retaining the BFC6 Corridor 6 Built Form Overlay District.
11. 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 voice vote, the motion passed.
[Rainville absent]

12. Liquor and beer licensing application and procedures ordinance ([2022-01007](#))

Referring to staff the subject matter of an ordinance amending Title 14 of the Minneapolis Code of Ordinances relating to Liquor and Beer, amending alcohol license application provisions to clarify and consolidate processes in order to remove barriers:

1. Chapter 362 Liquor Licenses.
2. Chapter 363 Wine Licenses.
3. Chapter 366 Beer Licenses.

Goodman moved to refer to staff. On voice vote, the motion passed.
[Rainville absent]

13. Pedicab ordinance ([2022-00561](#))

Setting a public hearing for Nov 29, 2022, to consider an ordinance amending Title 13, Chapter 305 of the Minneapolis Code of Ordinances relating to Licenses and Business

Regulations: Pedicabs, amending the definition of pedicab to include electric-assisted vehicles.

Goodman moved to set public hearing for Nov 29, 2022. On voice vote, the motion passed.

[Rainville absent]

14. Commercial Property Development Fund (CPDF) loan to 2518 North Second Street, LLC: 2518 2nd St N ([2022-01033](#))

Authorizing a \$700,000 Commercial Property Development Fund Loan to 2518 North Second Street, LLC or its assigns to assist in the acquisition of the property at 2518 2nd St N.

Staff presentation by Jason Brisson, Community Planning & Economic Development. The Chair afforded the courtesy of the floor to Jesse Ross, 2518 North Second Street LLC, who spoke in support of the loan.

Ellison moved to approve. On voice vote, the motion passed.

[Rainville absent]

15. Loan for Building, Technology and Innovation Center (BTIC): 415 Royalston Ave N ([2022-00992](#))

Authorizing a \$2 million loan from the Department of Community Planning & Economic Development's 2022 General Fund Budget to North Group LLC or its assigns to finance the Building, Technology and Innovation Center (BTIC), located at 415 Royalston Ave N for a modular housing manufacturing facility.

Staff presentation by Erik Hansen, Community Planning & Economic Development. The Chair afforded the courtesy of the floor to Devean George and Bill English, who spoke in support of the manufacturing facility.

Ellison moved to approve. On voice vote, the motion passed.

[Rainville absent]

16. Rezoning: Deep Housing LLC, 613 and 623 Van Buren St NE ([2022-01030](#))

1. Approving an application submitted by Deep Housing LLC to rezoning (PLAN15394) the properties located at 613 Van Buren St NE and 623 Van Buren St NE from the R1A Multiple-Family District to the R3 Multiple-Family District, retaining the BFC6 Corridor 6 Built Form Overlay District.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Staff presentation by Andrew Frenz, Community Planning & Economic Development.

Osman moved to approve. On voice vote, the motion passed.
[Goodman and Rainville absent]

With no further business to transact, the meeting adjourned at 2:49 pm.

Reported by Lisa Brock, Clerk