

REPORT TO THE CITY COUNCIL FROM
BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE
May 16, 2023

A regular meeting of the committee was convened at 1:35 pm on this date.

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

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

1. Snack Bar, 800 Washington Ave N #101, (Ward 3) for an Expansion of Premise and Sidewalk Cafe license ([2023-00502](#))
 1. Considering an application for Snack Bar, 800 WASHINGTON AVE N Minneapolis, MN, (Ward 3) submitted by Snack Bar LLC, BLAmend, LIC407713 for an Expansion of Premise license, subject to final inspections and compliance with all provisions of applicable code and ordinances.
 2. Considering an application for Snack Bar, 800 WASHINGTON AVE N Minneapolis, MN, (Ward 3) submitted by Snack Bar LLC, BLFood, LIC407714 for a Sidewalk Cafe license, subject to final inspections and compliance with all provisions of applicable code and ordinances.

Staff presentation by Kesha Campagna, Community Planning & Economic Development (CPED)/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

1. Isaac Becker, Snack Bar

The hearing was closed.

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

2. State of Minnesota financial assistance for George Modular Innovation Solutions, LLC: 415 Royalston Ave N ([2023-00447](#))
 1. Passage of Resolution supporting George Modular Innovation Solutions' application for financial incentives from the Minnesota Department of Employment and Economic Development's Minnesota Investment Fund.
 2. Passage of Resolution of support for George Modular Innovation Solutions application for financial incentives from the Minnesota Department of Employment and Economic Development's Job Creation Fund.

3. Accepting a grant of up to \$2,000,000 from the Minnesota Department of Employment and Economic Development's Minnesota Investment Fund, subject to award approval.
4. Authorizing execution of a grant agreement between the City and the Department of Employment and Economic Development in the amount awarded up to \$2,000,000, subject to award approval.
5. Authorizing execution of a loan agreement with George Modular Innovation Solutions, LLC or an affiliated entity in the amount of up to \$2,000,000, subject to award approval.
6. Authorizing execution of a business subsidy agreement with George Modular Innovation Solutions, LLC, subject to award approval.
7. Passage of Resolution approving appropriation of funds to the Department of Community Planning & Economic Development.

Staff presentation by Judy Moses, Community Planning & Economic Development (CPED).

The public hearing was opened.

The following persons spoke:

1. Dan McConnell, Minneapolis Building Trades
2. Bill English, NJCT
3. Max Salmen, owner

The hearing was closed.

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

3. Moratorium on certain high impact industrial uses ([2023-00471](#))

Passage of Ordinance amending Title 21 of the Minneapolis Code of Ordinances relating to Interim Ordinances by adding a new Chapter 596 providing for a moratorium on the establishment, re-establishment, or expansion of commercial laundry, electricity generation plant where energy is produced through combustion, general industrial uses listed and described in Section 550.30(f)(3) of the Zoning Code, scrap/salvage yard, metal milling facility, or waste disposal facility.

Staff presentation by Andrew Frenz, CPED.

The public hearing was opened.

The following persons spoke:

1. Evan Mulholland, Minnesota Center for Environmental Advocacy

2. Dan McConnell, Minneapolis Building Trades

The hearing was closed.

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

4. Variance appeal: Michael Margulies, on behalf of Armory Holdings, LLC, 2900-2910 Hennepin Ave ([2023-00495](#))

Considering an appeal submitted by Michael Margulies, on behalf of Armory Holdings, LLC, of the decision of the Zoning Board of Adjustment denying a variance (PLAN16059) to reduce the minimum glazing requirement in the Pedestrian Oriented Overlay District for the property at 2900-2910 Hennepin Ave.

Staff presentation by Alyssa Brandt, CPED.

The hearing was opened.

The following person spoke:

1. Michael Margulies, appellant

The hearing was closed.

Goodman moved to grant the appeal and direct the City Attorney's Office to draft findings. On voice vote, the motion passed.

5. Liquor license approvals for May 16, 2023 ([2023-00501](#))

1. 1010 Washington Wine & Spirits, 1010 WASHINGTON AVE S Minneapolis, MN, (Ward 3) submitted by QWS Enterprises Inc, BLAmend, LIC408100
2. Lago Tacos, 2901 LYNDALE AVE S Minneapolis, MN, (Ward 10) submitted by Lago Lyn-Lake LLC, BLLiquor, LIC407486
3. Spearmint Rhino Gentlemen's Club, 725 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by Nitelife Inc, BLAmend, LIC407904
4. Thai Pepper Tangletown, 5455 NICOLLET AVE Minneapolis, MN, submitted by Thai Pepper Tangletown LLC, BLWine, LIC407602
5. Red Sea Bar & Restaurant, 320 CEDAR AVE S Minneapolis, MN, submitted by HRS Enterprises Inc, BLLiqCat, LIC403825
6. Royal Sonesta Minneapolis, 35 7TH ST S Minneapolis, MN, submitted by Sonesta Minneapolis LLC, BLLiqCat, LIC408112

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

6. Liquor License Renewals for May 16, 2023 ([2023-00517](#))
 1. 4th Street Saloon, 328 WEST BROADWAY Minneapolis, MN, (Ward 5) submitted by Fourth Street Saloon Inc, BLLiquor, LIC80055
 2. Augsburg University, 2211 RIVERSIDE AVE Minneapolis, MN, submitted by Augsburg University, BLWine, LIC65993
 3. Bonchon, 1414 LAKE ST W Minneapolis, MN, submitted by Zac Inc, BLWine, LIC374178
 4. Centro Kitchen, 2412 NICOLLET AVE Minneapolis, MN, (Ward 10) submitted by Centro Restaurant Group LLC, BLLiquor, LIC402340
 5. Columbia Cafe, 3300 CENTRAL AVE NE Minneapolis, MN, (Ward 1) submitted by GC Ventures LLC, BLLiquor, LIC378268
 6. D'Amico Catering at the Atrium, 275 MARKET ST Minneapolis, MN, (Ward 5) submitted by D'Amico Catering LLC, BLLiquor, LIC77228
 7. D'Amico Catering at the Beach Club, 2925 DEAN PKWY Minneapolis, MN, (Ward 7) submitted by D'Amico Catering LLC, BLLiquor, LIC80274
 8. Elevated Beer Wine & Spirits, 4135 HIAWATHA AVE Minneapolis, MN, (Ward 12) submitted by Longfellow Brewing Company LLC, BLLiqOff, LIC53908
 9. Farmers Kitchen + Bar; Farmers Kitchen and Bar, 750 2ND ST S Minneapolis, MN, (Ward 3) submitted by Minnesota Farmers Union Alliance LLC, BLLiquor, LIC396146
 10. Finnegans House, 817 5TH AVE S Minneapolis, MN, submitted by Finnegans Brew Co LLC, BLBrewery, LIC363707
 11. Finnegans House, 817 5TH AVE S Minneapolis, MN, submitted by Finnegans Brew Co LLC, BLBrewery, LIC363709
 12. Holiday #3826, 2700 UNIVERSITY AVE SE Minneapolis, MN, (Ward 2) submitted by NB Petroleum LLC, BLBeerOff, LIC392177
 13. Jungle Theater, 2951 LYNDALE AVE S Minneapolis, MN, submitted by The Jungle Theater, BLWine, LIC65354
 14. Kiku Bistro, 2819 HENNEPIN AVE Minneapolis, MN, (Ward 10) submitted by Mt Fuji Restaurant of NY II LLC, BLLiquor, LIC80319
 15. La Dona, 241 FREMONT AVE N Minneapolis, MN, submitted by La Dona, SBC, BLBrewery, LIC362455
 16. La Dona, 241 FREMONT AVE N Minneapolis, MN, submitted by La Dona, SBC, BLBrewery, LIC366484
 17. Lowry Hill Meats, 1934 HENNEPIN AVE Minneapolis, MN, submitted by Lowry Hill Meats LLC, BLWine, LIC382428
 18. Mortimer's, 2001 LYNDALE AVE S Minneapolis, MN, (Ward 10) submitted by Slow Play LLC, BLLiquor, LIC351677

19. Mother Clucker's Pizza Muffin Top Cafe, 1428 NICOLLET AVE Minneapolis, MN, (Ward 7) submitted by Muffin Top Cafe LLC, BLLiquor, LIC79319
20. Mother Dough wine espresso beer, 225 6TH ST S Minneapolis, MN, submitted by Faces Minneapolis LLC, BLWine, LIC396513
21. Nighthawks Diner Bar, 3753 NICOLLET AVE Minneapolis, MN, (Ward 8) submitted by Nighthawks LLC, BLLiquor, LIC369672
22. Pump & Munch, 4401 NICOLLET AVE Minneapolis, MN, (Ward 8) submitted by Kabalan Co, BLBeerOff, LIC74785
23. Ramen Kazama Select, 1510 COMO AVE SE Minneapolis, MN, submitted by Kazama LLC, BLWine, LIC359771
24. Ritz Theater, 345 13TH AVE NE Minneapolis, MN, submitted by TLD Holdings LLC, BLWine, LIC355553
25. Royal Foundry Craft Spirits Corp, 241 FREMONT AVE N Minneapolis, MN, submitted by Royal Foundry Craft Spirits Corporation, BLDistill, LIC361279
26. Royal Foundry Craft Spirits Corp, 241 FREMONT AVE N Minneapolis, MN, submitted by Royal Foundry Craft Spirits Corporation, BLDistill, LIC361295
27. Saint Genevieve, 5003 BRYANT AVE S Minneapolis, MN, (Ward 13) submitted by Frenchie LLC, BLLiquor, LIC375691
28. Sooki and Mimi, 1432 31ST ST W Minneapolis, MN, (Ward 10) submitted by VESTA PARTNERS LLC, BLLiquor, LIC377493
29. Southern Theater, 1420 WASHINGTON AVE S Minneapolis, MN, submitted by The Southern Theater Foundation, BLWine, LIC66124
30. Step Child, 24 UNIVERSITY AVE NE Minneapolis, MN, submitted by Step Child LLC, BLWine, LIC392381
31. Stop-N-Shop #4, 1700 LAKE ST E Minneapolis, MN, (Ward 9) submitted by Cedar Petroleum Inc, BLBeerOff, LIC75236
32. Tacos Lupita, 5748 34TH AVE S Minneapolis, MN, submitted by Tacos Lupita LLC, BLWine, LIC369207
33. The Hideaway Burger Bar, 219 MAIN ST SE Minneapolis, MN, (Ward 3) submitted by Brinda Investments Inc, BLLiquor, LIC77600
34. The Lowry, 2112 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by Blue Plate Restaurant Company Inc., BLLiquor, LIC79895
35. The Nicollet Diner & Roxy's Cabaret, 1333 NICOLLET MALL Minneapolis, MN, (Ward 7) submitted by Muffin Top Cafe LLC, BLLiquor, LIC400979
36. Tilia, 2726 43RD ST W Minneapolis, MN, (Ward 13) submitted by Tilia LLC, BLLiquor, LIC375700

37. Young Joni, 165 13TH AVE NE Minneapolis, MN, (Ward 3) submitted by Pizzeria Lola NE LLC, BLLiquor, LIC79662

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

7. Prolonged vacancy at commercial and residential properties ([2023-00496](#))

Approving a legislative directive related to prolonged vacancy at commercial and residential properties.

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

8. Grant Agreement with Minneapolis Public Housing Authority for sprinkler system installation: 1900 3rd St NE, 809 Spring St NE, 3755 Snelling Ave, and 3205 37th St E ([2023-00503](#))

1. Authorizing a grant agreement with the Minneapolis Public Housing Authority in the amount of \$1,200,000 for the installation of sprinkler systems at 1900 3rd St NE, 809 Spring St NE, 3755 Snelling Ave, and 3205 37th St E through March 30, 2024.
2. Authorizing the appropriate City administrator to make amendments to the agreement to ensure compliance with federal guidelines.

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

9. Affordable Housing Trust Fund (AHTF) Program Updates ([2023-00507](#))

Authorizing the described changes to the Affordable Housing Trust Fund Program that will be reflected in the 2023 Notice of Funding Availability

Staff presentation by Carrie Goldberg, CPED.

The chair afforded the courtesy of the floor to Mayor Frey, who thanked staff for their work on affordable housing.

Chavez moved to approve, including several amendments to the point system for projects utilizing average income test, projects-based rental program assistance, and housing for homeless. On voice vote, the motion passed.

10. Updates for the Year 2024-2025 Housing Tax Credit Qualified Allocation Plan (QAP) and Procedural Manual ([2023-00519](#))

Authorizing the described changes to the 2024-2025 Housing Tax Credit Qualified Allocation Plan (QAP) and Procedural Manual.

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

11. Rezoning: Ken McCraley, 3410 42nd St E ([2023-00497](#))

1. Approving an application submitted by Ken McCraley to rezone (PLAN15658) the property located at 3410 42nd St E from the R5/Multiple Family District to the C2/Corridor Commercial District and retaining the PO Pedestrian Oriented Overlay District and the BF13 Interior 3 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.

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

12. Land sale: 19 E 26th St to Partners in Property Commercial Land Trust (PIPCLT) ([2023-00506](#))

Setting a public hearing for June 6, 2023, to consider approval of a land sale and development terms with Partners in Property Commercial Land Trust (PIPCLT) or an affiliated entity for City-owned property located at 19 E 26th St.

Goodman moved to set public hearing for Jun 6, 2023. On voice vote, the motion passed.

13. Metro Schools College Prep bond issuance host approval: 620 Olson Memorial Hwy ([2023-00505](#))

Setting a public hearing for June 6, 2023, to consider authorizing host approval for the issuance of tax-exempt revenue bonds by Public Finance Authority to finance the acquisition of 620 Olson Memorial Hwy by Wonderful Foundations (WFCS III Holdings, LLC), which will lease the building to its current tenant Metro Schools College Prep.

Goodman moved to set public hearing for Jun 6, 2023. On voice vote, the motion passed.

14. Mold ordinance ([2023-00347](#))

Setting a public hearing for June 6, 2023, to consider an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, amending provisions related to mold growth, water damaged surfaces, and rainwater drainage.

Goodman moved to set public hearing for Jun 6, 2023. On voice vote, the motion passed.

15. Administrative enforcement and hearing process ordinance ([2023-00457](#))

Setting a public hearing for June 6, 2023, to consider an ordinance amending Title 1, Chapter 2 of the Minneapolis Code of Ordinances relating to General Provisions: Administrative Enforcement and Hearing Process, amending provisions related to city employees authorized to issue administrative citations and offenses subject to administrative enforcement.

Goodman moved to set public hearing for Jun 6, 2023. On voice vote, the motion passed.

16. The Way Home: Safe, dignified, and affordable housing for Minneapolis residents, 2020 -2022 Progress Report ([2023-00498](#))

Receiving and filing The Way Home: Safe, dignified, and affordable housing for Minneapolis residents 2020-2022 Progress Report related to City housing strategies

Staff presentation by Amy Geisler, Roxanne Kimball, and Joey Dobson, CPED.

Goodman moved to receive and file. On voice vote, the motion passed.

17. Land use rezoning policies of Minneapolis 2040 ordinances ([2023-00172](#))

1. Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, implementing the land use policies of Minneapolis 2040, including repealing all existing chapters within the Zoning Code, establishing new zoning chapters and zoning districts, and replacing citywide primary and overlay district maps accordingly, and to refer the matter to the Business, Inspections, Housing & Zoning Committee:
 1. Replacing Chapter 520 Introductory Provisions with General Provisions.
 2. Repealing Chapter 521 Zoning Districts and Maps Generally.
 3. Replacing Chapter 525 Administration and Enforcement with Administration and Procedures.
 4. Repealing Chapter 527 Planned Unit Development.
 5. Repealing Chapter 529 Interim Ordinances.
 6. Replacing Chapter 530 Site Plan Review with Zoning Districts.
 7. Repealing Chapter 531 Nonconforming Uses and Structures.
 8. Replacing Chapter 535 Regulations of General Applicability with Overlay Districts.
 9. Repealing Chapter 536 Specific Development Standards.
 10. Repealing Chapter 537 Accessory Uses and Structures.
 11. Adding a new Chapter 540 Built Form Overlay Districts.
 12. Repealing Chapter 541 Off-Street Parking, Loading, and Mobility.
 13. Repealing Chapter 543 On-Premises Signs.
 14. Repealing Chapter 544 Off-Premise Signs and Billboards.
 15. Adding a new Chapter 545 Use Regulations.
 16. Repealing Chapter 546 Residence Districts.
 17. Repealing Chapter 547 Office Residence Districts.
 18. Repealing Chapter 548 Commercial Districts.
 19. Repealing Chapter 549 Downtown Districts.
 20. Replacing 550 Industrial Districts with Development Standards.
 21. Repealing Chapter 551 Overlay Districts.
 22. Repealing Chapter 552 Built Form Overlay Districts.
 23. Adding a new Chapter 555 Off-Street Parking, Loading, and Mobility.
 24. Adding a new Chapter 560 Signs.
 25. Adding a new Chapter 565 Definitions.
2. Passage of Ordinance amending Title 22, Chapter 598 of the Minneapolis Code of Ordinances relating to Land Subdivision: Land Subdivision Regulations, implementing the land use policies of Minneapolis 2040 in conjunction with related changes to the Zoning Code.

3. Passage of Ordinance amending Title 3, Chapter 54 of the Minneapolis Code of Ordinances relating to Air Pollution and Environmental Protection: Stormwater Management, updating text to align with changes to the Zoning Code implementing Minneapolis 2040.
4. Passage of Ordinance amending Title 5 of the Minneapolis Code of Ordinances relating to Building Code, updating text to align with changes to the Zoning Code implementing Minneapolis 2040:
 1. Chapter 89 Other Requirements.
 2. Chapter 95 Projections and Encroachments.
5. Passage of Ordinance amending Title 10 of the Minneapolis Code of Ordinances relating to Food Code, updating text to align with changes to the Zoning Code implementing Minneapolis 2040:
 1. Chapter 188 Administration and Licensing.
 2. Chapter 203 Grocery Stores.
6. Passage of Ordinance amending Title 11, Chapter 225 of the Minneapolis Code of Ordinances relating to Health and Sanitation: Garbage and Refuse updating text to align with changes to the Zoning Code implementing Minneapolis 2040.
7. Passage of Ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, updating text to align with changes to the Zoning Code implementing Minneapolis 2040.
8. Passage of Ordinance amending Title 13 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations, updating text to align with changes to the Zoning Code implementing Minneapolis 2040:
 1. Chapter 259 In General.
 2. Chapter 265 Special Permits for Specific Businesses and Uses.
 3. Chapter 266 Rental Halls.
 4. Chapter 267 Amusements.
 5. Chapter 281 Tobacco Dealers.
 6. Chapter 282 Donation Collection Bins.
 7. Chapter 319 Open Air Motor Vehicle Parking Lots.
9. Passage of Ordinance amending Title 14 of the Minneapolis Code of Ordinances relating to Liquor and Beer, updating text to align with changes to the Zoning Code implementing Minneapolis 2040:
 1. Chapter 360 In General.
 2. Chapter 362 Liquor Licenses.
10. Passage of Ordinance amending Title 15 of the Minneapolis Code of Ordinances relating to Offenses--Miscellaneous, updating text to align with changes to the Zoning Code implementing Minneapolis 2040:
 1. Chapter 385 In General.
 2. Chapter 405 Security of Reproductive Healthcare Facilities.

11. Passage of Ordinance amending Title 17, Chapter 449 of the Minneapolis Code of Ordinances relating to Streets and Sidewalks: Decorations and Banners, updating text to align with changes to the Zoning Code implementing Minneapolis 2040.

Staff presentation by Jason Wittenberg, Joe Bernard, Janelle Widmeier, and Andrew Frenz, CPED.

Goodman moved to approve.

Goodman and Chavez moved to approve eight amendments to Title 20 and Title 22, as outlined in the staff memo dated May 16, 2023. On voice vote, the motion passed.

Ellison moved to amend 525.420 to modify the required findings for an expansion or alteration of nonconforming use to require that expansions or alterations of nonconforming high-impact production and processing and post-consumer waste processing uses result in a decrease in off-site impacts. On voice vote, the motion passed.

On voice vote, the main motion, as amended, passed.

Chavez moved to approve a legislative directive related to neighborhood-serving commercial uses in residential areas ([2023-00546](#)). On voice vote, the motion passed.

Ellison moved to approve a legislative directive relating to research and recommendations to strengthen environmental justice in Minneapolis 2040 ([2023-00547](#)). On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 4:03 pm.

Reported by Lisa Brock, Clerk