

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

October 8, 2024

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

Members Present: Council Members Jamal Osman (Chair), Jeremiah Ellison (Vice-Chair), Michael Rainville, Katie Cashman, Andrea Jenkins, and Aurin Chowdhury (Quorum - 4)

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

1. Stonegarden, 5401 CHICAGO AVE Minneapolis, MN, (Ward 11) submitted by Stonegarden LLC, for an On Sale Liquor with Sunday Sales, No Live Entertainment license ([2024-01111](#))

Considering an application for Stonegarden, 5401 CHICAGO AVE Minneapolis, MN, (Ward 11) submitted by Stonegarden LLC, BLLiquor, LIC417459 for an On Sale Liquor with Sunday Sales, No Live Entertainment license, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

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

The public hearing was opened.

The following person spoke:

1. Andrew Novak, Stonegarden

The hearing was closed.

Ellison moved to approve. On voice vote, the motion passed. [Chowdhury absent]

2. Zoning Administrator appeal: Jibrán Shermohammed, 409 9th Street S, 1014 Hennepin Ave, 1021 Hawthorne Ave, and 1025 Hawthorne Ave ([2024-01115](#))

Considering an appeal submitted by Jibrán Shermohammed, on behalf of Orange Barrel Media, regarding the decision of the Zoning Board of Adjustment upholding the determination of the Zoning Administrator that construction or structural alteration of any billboard within the Opportunity Billboard District requires provision of sign area credits, except on properties located in the Downtown East or Downtown West Entertainment Billboard Districts.

The hearing was opened.

There were no persons wishing to speak.

Osman moved to continue the hearing to the meeting of Oct 22, 2024. On voice vote, the motion passed.

3. Variance and site plan review appeal: John Goetz, 5005 Lyndale Ave S ([2024-01120](#))

Considering an appeal submitted by John Goetz regarding the following decisions of the City Planning Commission (PLAN18349) for the property located at 5005 Lyndale Ave S:

1. Approving a variance for a reverse corner front yard requirements along 50th St W from 31 feet to 15 feet to allow the building wall.
2. Approving the site plan review application for a new, four-story residential building with 20 units.

Staff presentation by Mei-Ling Smith, CPED.

The hearing was opened.

The following persons spoke:

1. John Goetz, appellant
2. Timothy Keane, appellant representative
3. Todd Smith, applicant representative
4. Breanne Rothstein
5. Mary Collins
6. Laurie Helling

The hearing was closed.

Ellison moved to deny the appeal. On voice vote, the motion passed.

(Rainville recused himself from deliberation and voting due to a conflict of absence).

4. Liquor license renewals for October 8, 2024 ([2024-01113](#))

1. Cambria Downtown Minneapolis, 1020 HAWTHORNE AVE Minneapolis, MN, (Ward 7) submitted by CAMBER LODGING LLC, BLLiquor, LIC399677
2. Hilton Garden Inn Minneapolis - University Area, 511 HURON BLVD SE Minneapolis, MN, (Ward 2) submitted by MCR Fund II Property Management LLC, BLLiquor, LIC395950
3. Insight Brewing Co, 2821 HENNEPIN AVE E Minneapolis, MN, submitted by Insight Brewing Co LLC, BLBrewery, LIC337807

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5. Minnesota Sports Facilities Authority, 425 PORTLAND AVE Minneapolis, MN, (Ward 3) submitted by Minnesota Sports Facilities Authority, BLLiquor, LIC395085
6. Bar Zia, 420 4TH ST S Minneapolis, MN, (Ward 3) submitted by Keep It Real LLC, BLLiquor, LIC77725
7. Cafe Target, 1000 NICOLLET MALL Minneapolis, MN, (Ward 7) submitted by Bon Appetit Management Co, BLLiquor, LIC79908
8. Downtown Residence Inn, 45 8TH ST S Minneapolis, MN, (Ward 7) submitted by Graves Hospitality Corporation, BLLiquor, LIC78277
9. Eagles, 2507 25TH ST E Minneapolis, MN, (Ward 2) submitted by FOE Aerie 34, BLLiquor, LIC78212
10. La Boulangerie Marguerite, 300 13TH AVE NE Minneapolis, MN, (Ward 3) submitted by Baker and Lover - Minneapolis LLC, BLLiquor, LIC410184
11. Litt Pinball Bar, 2021 HENNEPIN AVE Minneapolis, MN, (Ward 10) submitted by Multipliers Lit LLC, BLLiquor, LIC409001
12. Lynlake Brewery, 2934 LYNDAL AVE S Minneapolis, MN, (Ward 10) submitted by Lynlake Brewery LLC, BLLiquor, LIC383542
13. Minneapolis Marriott City Center, 30 7TH ST S Minneapolis, MN, (Ward 3) submitted by Marriott International Inc, BLLiquor, LIC78645
14. Moxy Minneapolis Uptown, 1121 LAKE ST W Minneapolis, MN, (Ward 10) submitted by Graves Uptown LLC, BLLiquor, LIC359576
15. The Hewing Hotel, 300 WASHINGTON AVE N Minneapolis, MN, (Ward 3) submitted by AHG Hewing Licensee LLC, BLLiquor, LIC75822

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

5. Gambling license approvals for October 8, 2024 ([2024-01114](#))

1. Edison Community & Sport Foundation, 220 LOWRY AVE NE Minneapolis, MN, submitted by Edison Community & Sport Foundation, BLGeneral, LIC418949
2. FOE #34, 1428 NICOLLET AVE Minneapolis, MN, submitted by FOE #34, BLGeneral, LIC419067
3. FOE #34, 1333 NICOLLET MALL Minneapolis, MN, submitted by FOE #34, BLGeneral, LIC419078

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

6. Commemorative Street Name Addition: Council Member LaTrisha Vetaw, 36th Ave N, between Penn Ave N and Queen Ave N ([2024-01118](#))

Approving an application submitted by Council Member LaTrisha Vetaw to add the commemorative street name of Aniya Allen Ave to 36th Ave N between Penn Ave N and Queen Ave N.

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

7. Food Vendor Location Options and Regulations ([2024-01117](#))

Approving a legislative directive related to food vendors and information on options for expanding the number of locations for permitted food vendors.

The Chair afforded the courtesy of the floor to CM Chavez, who offered further information about the goals of the legislative directive.

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

8. Program Year 2023 Emergency Solutions Grant (ESG) Funding Recommendations ([2024-01116](#))

Approving up to \$80,536.40 of 2023 Emergency Solutions Grant funds for essential services and shelter operations.

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

9. Land Sale: 1029 22nd Ave N ([2024-01123](#))

Passage of Resolution amending Resolution 2022R-148 entitled "Authorizing sale of land Disposition Parcel MH-315 under the Minneapolis Homes Program at 1029 22nd Ave N," passed May 26, 2022, by updating the legal description in the body of the resolution.

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

10. Land swap between the City of Minneapolis and Hennepin County Regional Railroad Authority (HCRRA) in the vicinity of the New Nicollet site ([2024-01070](#))

Approving a "no cost" land swap between the City of Minneapolis and Hennepin County Regional Railroad Authority (HCRRA) of land along the southern edge of the Midtown Greenway on 10 and 30 W Lake St.

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

11. Spring 2024 brownfield grants from the Metropolitan Council's Tax Base Revitalization Account (TBRA) and Hennepin County's Environmental Response Fund (ERF) ([2024-01119](#))

1. Accepting a grant from the Metropolitan Council's Tax Base Revitalization Account (TBRA) for the following project: Native American Community Clinic and Housing, 1213 E Franklin Ave (\$352,800).
2. Accepting grants from Hennepin County's Environmental Response Fund (ERF), in the total amount of \$267,220, for the following projects: Native American Community Clinic and Housing, 1213 E Franklin Ave (\$137,250) and Passage Community Housing, 17 E 24th St (\$129,970).
3. Authorizing contracts or agreements with the Metropolitan Council and Hennepin County for the aforesaid grants.
4. Authorizing execution of one or more funding agreements with each of the sub-recipients identified below (or an affiliated entity) and/or disbursement and related agreements for these grants.
5. Passage of Resolution approving appropriation of funds to the Department of Community Planning & Economic Development.

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

12. Comprehensive plan amendment: Future land use guidance, 1626 and 1628 Washington St NE ([2024-01112](#))

Passage of Resolution approving an amendment to the City's comprehensive plan to amend the future land use guidance from Urban Neighborhood to Neighborhood Mixed Use for the properties located at 1626 and 1628 Washington St NE.

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

13. Conditional use permit appeal: Jacob Saufley, 1801 Nicollet Ave ([2024-00979](#))

Considering an appeal submitted by Jacob Saufley, on behalf of Sentinel Management and YellowTree Corporation, regarding the decision of the City Planning Commission to approve a conditional use permit (PLAN18054) to allow an emergency shelter for 64 people in the existing building at 1801 Nicollet Ave, subject to conditions.

Staff report by Lindsey Silas, CPED.

Ellison moved to deny the appeal, including an amendment to add the following two additional conditions recommended by staff:

1. The applicant shall provide one drop-off space in the surface parking lot on-site which shall be clearly signed as a drop-off space only.
2. The applicant shall appoint a Community Liaison Officer who will serve as the primary contact for local businesses and residents, and the contact information for said officer shall be posted in an area that is visible to the public.

On voice vote, the motion passed.

14. Twin Cities Housing Alliance Update ([2024-01155](#))

Receiving and filing an update from Twin Cities Housing Alliance (TCHA).

Presentation by Cathy Capone Bennett, Twin Cities Housing Alliance; Dr. Eric Anthony Johnson, AEON; and PJ Hill, PGMA Development Partners.

The presentation was received and filed.

15. Affordable housing right of first refusal ordinance ([2024-00169](#))

Setting a public hearing for Oct 22, 2024, to consider an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, adding a right of first refusal to the sale of affordable housing.

Osman moved to set public hearing for Oct 22, 2024. On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 3:26 pm.

Reported by Lisa Brock, Clerk