## Citizens for a Loring Park Community

### **Land Use Committee**

Monday, December 17, 2007 6:30 pm to 8:30 pm

@ Loring Park Office Building, Room 207

Attendance: Paul Hinderager (Summit House), Dick Sandberg (1201 Yale Place), Jan Sandberg (1201 Yale Place), John van Heel (110 West Grant), Becky Gullicksen (301 Clifton), Robert Cook (Eddy's Café), Beth Elliott (City of Minneapolis, CPED), Jana Metge (CLPC Executive Coordinator), Neil Carlson (Summit House), Bill McGrann (Village Green), Joe Bagnoli (Village Green)

I. 6:30-6:45 p.m. Call to Order—Dick Sandberg, CLPC Land Use Committee Chair

**Introductions** Dick led introductions of those present.

Agenda Approval There were no suggested changes to the agenda.

### **Approve November 26th Minutes**

Motion by Becky Gullicksen, seconded John van Heel, to approve the minutes from November 26, 2007

Motion approved.

### **Announcements and reports**

- City of Minneapolis Committee of the Whole Dec. 20th at 10:00 a.m. Either attend the meeting or view the Web cast (pull up City of Minneapolis, click on Committee agendas, click on TV 79 and you can watch and email Council members with your thoughts during the discussions!!) The task force working on the future of NRP, including NRP funding, will report back to this committee. There may be a vote. One element may be moving oversight from the current independent board to the City Coordinator's office. Another item may be the level of funding and dedication to specific uses.
- A public hearing held today was intended to bring Minneapolis ordinances on the shoreline overlay into conformance with state law.
- Jana circulated the most recent copy of the Friends of Loring Park newsletter. Jim Little is the 2007 volunteer of the year.
- Phyllis Saltzman has replaced Gena Girard as Executive Director of Restorative Justice Community Action, Inc.
- Last month the Land Use Committee approved a motion to support temporary restricted parking on Spruce Street at Eitel Construction site. The CLPC Board approved the motion, noting that the developer should work in good faith to replace as much parking as possible, possibly using the meters in front of Eitel Hospital as suggested at last month's meeting. We are still waiting for the spaces on Willow to be restored for parking use. Joe Bagnoli will email Dick about the schedule.

# **II.** 6:45 – 7:15 p.m. City of Minneapolis Comprehensive Plan - Beth Elliott (City of Minneapolis, Downtown Planner)

A major update to the City's comprehensive plan looks ahead to 2030, describing how the Minneapolis of the future will look, feel and function. The comprehensive plan provides a policy framework for all plan-

ning, zoning and development decisions made by the City of Minneapolis. State law and Metropolitan Council rules require the City of Minneapolis to update its plan periodically, about every ten years. The plan is reviewed by the Metropolitan Council. The most recent major update to the comprehensive plan was completed in 2000 with various amendments since then. This effort to refine the plan will be mostly completed in 2008. More information is available online at <a href="http://www.minneapolisplan.info/">http://www.minneapolisplan.info/</a>

The newest version of the plan is Web-based with hyperlinks, more readable and with more maps than previous versions. Policy topics include: land use, transportation, housing, economic development, public services and facilities, environment, open space, urban design, heritage preservation, and arts/culture. As one example, there is much more information about heritage preservation. The plan includes some detail on implementation although it is not overly detailed to allow the plan to "live" for the next ten years. The plan assigns a land use to each parcel for the future which is a difficult task.

Previously, there was a plan for "Downtown 2010" separate from the 2000 comprehensive plan. The new plan incorporates downtown. The content reflects the work of a task force comprised of neighborhood reps, Downtown Minneapolis, and Building Owners & Managers Association (BOMA) identifying factors unique to downtown. Downtown-specific policies address land use, urban design, economic development, open space, transportation, and public services.

Citizens may participate by attending one of five open houses. The session specific to Downtown is scheduled for Monday January 28, 11 a.m. to 1 p.m. at the Mill City Museum. The plan must also be reviewed by neighboring jurisdictions, the Planning Commission and City Council, and finally Metropolitan Council.

#### **Questions:**

- Will downtown be repackaged into a separate document? The items will be pulled out into a separate document for use with developers and others but the policies will still be part of the larger plan. Some items are the same citywide would not be specified for downtown such as housing.
- How does the plan address safety concerns? Beth said that this is tricky because the plan addresses
  the physical environment, not operations. She is aware that perceptions of the downtown affect perception of the entire city.
- Have elements of Walking Minneapolis been included? There are corridors identified to encourage walking but not elements of implementation such as a specific route.
- What about public art? There is a chapter on art now.
- Are there links to neighborhoods? There is an appendix that summarizes neighborhood plans and small area plans that will be incorporated into the comprehensive plan. Plans developed in the future can be incorporated later.
- What about the Corridor Housing Initiative? It is not mentioned by name but some of the elements are included. The plan does not mention implementation elements such as specific funding streams because they can change.
- Are design guidelines included? Guidelines were considered when developing the future land use
  map. Nicollet Ave is a designated commercial corridor and Loring Hill has a less intense use designation than surrounding areas.
- What about mixed use? Most zoning categories allow for mixed use except for residential designations.

Will the meetings facilitate zoning changes? Changes in zoning are at the initiation of the City Council member. Rezoning studies are done in response to a small area plan.

# III. 7:15–8:00 p.m. Eitel Hospital Project Commercial Space Issue – Joe Bagnoli and Bill McGrann (Village Green)

Last month the Land Use Committee had a presentation by the Eitel Hospital developers and the motion coming to the CLPC Board was: "To support the concept of a restaurant at Grant & Willow that includes wine and beer sales" The Board approved proceeding with the process and to have the developers come back with specific language and detail about what this would mean. They would need legislative action to allow for a liquor license in this area.

Dick explained that final approval would come at the January Land Use meeting.

Bill said that the legislative language would be proposed as part of the Omnibus Liquor Bill, likely acted on in April or May (the session starts in February). This bill would allow (not require) the city to issue a license. Before the city issues a license, there would be public hearings. Joe distributed boilerplate language with a blank space for restrictions such as time limits or live music.

There was considerable discussion about the appropriateness of restrictive language in the legislative language. It appears that there are two issues to be addressed: (1) general language for state legislation that would <u>enable</u> (not require) the City to issue a license and (2) restrictions that the city might attach to a license.

Both the Representative Kelliher (who will sponsor the bill in the House) and Councilmember Goodman have asked about the position of the neighborhood. The City determines various restrictions in issuing a license and the neighborhood should make its position clear. In response to a question about the class of license, Joe said that the developer is looking for something like the D'Amico or Punch Pizza. There were cautions against amplified music which might create problems with the neighbors. The size is about 5,000 sq. feet and it may not be that size limitations are needed.

Motion by Jan Sandberg, seconded Becky Gullickson, supporting the following legislative language. This language to be forwarded to the Eitel Hospital Task Force for discussion in conjunction with the second motion about City restrictions. There will be final discussion at the January Land Use meeting:

The city of Minneapolis may issue an on-sale wine license and an on-sale malt liquor license to a restaurant located at xxxx Willow Street South notwithstanding limitations of state law or local ordinance or charter provisions. The license authorizes sales on all days of the week.

Motion by Neil Carlson, seconded Robert Cook, to amend the motion to change "on-sale wine and on-sale malt liquor" to "intoxicating liquor."

Amendment passed, John van Heel abstain.

#### Amended motion:

Motion by Jan Sandberg, seconded Becky Gullickson, supporting the following legislative language. This language to be forwarded to the Eitel Hospital Task Force for discussion in conjunction with the second motion about City restrictions. There will be final discussion at the January Land Use meeting:

The city of Minneapolis may issue an on-sale intoxicating liquor license to a restaurant located at xxxx Willow Street South notwithstanding limitations of state law or local ordinance or charter provisions. The license authorizes sales on all days of the week. To send to the Eitel Task Force and community discussion at the January Land use meeting.

Amendment passed, John van Heel abstain.

Motion Jan Sandberg seconded Neil Carlson, to request the Eitel Task Force to consider possible restrictions on a liquor license for the Eitel Hospital retail space. This language will come to the January Land Use meeting for final discussion. Restrictions might include amplified music, hours of operation, type of liquor, class of license, and other factors.

Amendment passed, John van Heel abstain.

Adjourned 8:20 p.m.

Action Items

Chair will contact city liquor regulation to attend January meeting for discussion of possible restrictions.

### **Agenda Items for Future Meetings:**

- Eitel commercial space
- 13<sup>th</sup> Street Pedestrian Plaza
- Impact of Republican National Convention on neighborhood (determine if this best belongs in Livability or the Board)
- Wireless Minneapolis (http://www.ci.minneapolis.mn.us/wirelessminneapolis/) progress
- RFP for street furniture http://www.ci.minneapolis.mn.us/street-furniture/
- Loring Parking Ramp
- 1500 Nicollet Development Proposal
- Commercial Property at 15th and LaSalle
- Berger Fountain
- Lunds Grocery Store