

**Draft**  
Citizens for a Loring Park Community  
**Land Use Committee Meeting Minutes**  
Monday, April 27<sup>th</sup>, 2009

Those present: Dick Sandberg (1235 Yale), Bob Copeland (1303 Yale), Paul Hinderager (400 Summit House), John Van Heel (110 W. Grant), Liz Hutter (15<sup>th</sup> & Spruce), Robert Cook (430 Oak Grove), Christopher Hoffer (510 Groveland), Mike Marn (400 Groveland), Rhonda Johnson (400 Groveland), Neil Reardon (14<sup>th</sup> & Willow), Jeanette Hutor (410 Groveland), Kim Williamson (Loring Way), Ray Harris (Loring Way), Pete Christenson (Music Box/1407 Nicollet Ave.), Dave Hile (400 Groveland), Bill Dossett (Twin Cities Bike Share), David Bank (Birches Restaurant), Nick Moretti (1367 Willow), David Ferszt (1367 Willow), Adam Meyer (4227 1<sup>st</sup> Ave.), Mark Dziuk (Le Parisien II), Shawn Zimny (Village Green), Lindy Bannister (The Wedge Coop), and Jana L. Metge (CLPC Coordinator).

- I. **The meeting was called to order at 6:40 p.m. by chair, Dick Sandberg**  
**Introductions were conducted**  
**Agenda approved as presented.**

**Motion to approve the March Land Use minutes by John seconded by Bob. Motion passes. M/S/C**

The following announcements were made:

- Community Sing-Along** – The past one was held April 21<sup>st</sup> at Loring Park Community Building, 7:00-8:30PM; they are monthly
- Court Watch** – 3rd Friday of each month @ Minneapolis Central Library, 10:00-11:30AM – contact Jana @ CLPC – 874-9002 for more information
- Project Homeless Connect** – Mon., May 11<sup>th</sup> – email [projectconnectmpls@gmail.com](mailto:projectconnectmpls@gmail.com) to volunteer
- St. Stephens Street Outreach cards** were distributed and made available to the committee members. Jana reported that St. Stephens has a street outreach office at 1350 Nicollet, here in Loring Park.
- Hennepin County 2009 Bike Maps** were distributed, thanks to Commissioner Gail Dorfman.
- Charter Commission Public Hearings** – Hand out distributed. The purpose of the public meeting is to accept comment on changes to the Minneapolis City Charter as proposed by Council members Ostrow, Remington, and Samuels. The proposed changes are a) Creation of a City Administrator position, b) Elimination of the Board of Estimate and Taxation, and c) Elimination of the Minneapolis Park & Recreation Board. Comments may be emailed to: [peggy.menshek@ci.minneapolis.mn.us](mailto:peggy.menshek@ci.minneapolis.mn.us)

Dick reported that Richard Anderson will present at the May Land Use meeting since he had back surgery this week and unable to attend this evening.

Dick also reported that due to the Memorial Day holiday next month, the Land Use meeting will be the 3<sup>rd</sup> Monday, vs. the 4<sup>th</sup> Monday, so May 18<sup>th</sup> from 6:30-8:00, same location.

Mike Marn asked to make a special announcement. Mike sadly reported to the Committee that Loring Park resident and CLPC participant, Dr. John Yoakum passed away one week ago due to pancreatic cancer. He taught at St. Benedicts in Collegeville and lived here in Loring Park neighborhood. Mike talked about his activism with the Loring Hill planning process and Jana talked about his participation with the Land Use Committee. Members expressed sympathies. **John's memorial service will be this Sunday, May 3<sup>rd</sup> at 3:00 p.m.** at the Universalist church in south Minneapolis.

II. **Master Plan Steering Committee** – John Van Heel, Robert Cook

John reported that a Steering Committee membership had been formed and the 1<sup>st</sup> meeting held. At that meeting they went over their membership, whether they needed to recruit additional members to ensure that the Steering Committee was representative, and then began discussion on the scope of this project. John overviewed that Loring Park Neighborhood goes from Central Lutheran Church/Convention Center to Hennepin Avenue and from 16<sup>th</sup> St./freeway to 12<sup>th</sup> St. John stated that the Steering Committee had put forward a motion for Land Use, but that he would like to amend it. Since that meeting, Jana had talked to all members who had volunteered, but were unable to come to confirm their membership. She had also connected with Architectural Alliance per the SC's suggestion and with Kam Talebi, a property owner along Nicollet Ave. Both had confirmed their desire to be members of this group. The original

motion asked that the Steering Committee consist of 12 members, but with all of these confirmations, we are at 14 members. John amended the motion to read:

**MOTION: That a Master Plan Steering Committee comprised of fifteen (15) members be formed and forwarded to the CLPC Land Use Committee for approval. John/Mike M/S/Consensus. Passed.**

John reported that the members to date were: John Van Heel, Robert Cook, Neil Reardon, Liz Hutter, Becky Gullickson, Dick Sandberg, Bob Copeland, Destin/Architectural Alliance, Kam Talebi, Paul Hinderager, Mike Marn, and Christopher Hoffer. Additionally, the Summit House board will send a board member to each meeting monthly. Sasha Mayer and Mark Nelson will rotate.

John also referred committee members to our NRP Phase II plan – primarily the Urban Planning section, but he also encouraged members to look at the Housing section, especially as it pertains to Nicollet Ave. It is NRP funding that will cover expenses necessary in completing this plan. He reported on areas of the neighborhood which did not have development design guidelines and those which did (Harmon Historic area, Nicollet Ave., Loring Hill). Work will be focused on completing areas which have not been done, while integrating past work. Special attention will be given to transportation and urban design along freeway edges.

Jana reported that she has also begun outreach for a church seat for this last seat. The SC wanted a representative to communicate to and from meetings to the Basilica, HN Methodist, St. Mark's, and Central Lutheran Church. Pete proposed that Spirit church may do it, but the focus is to get a representative from one of the historic churches located in Loring neighborhood. Spirit Church was encouraged, though to participate in the process. Mike Marn asked for clarity about whether or not the meetings would be open. They will be open to anyone interested, but the identified 15 will be the voting members.

Jana also reported that the SC asked to identify contacts for interaction throughout the process. There are contacts with each of the adjacent neighborhoods, the Convention Center, St. Thomas, MCTC, condo boards, the Property Owners and Managers group, Nicollet Businesses, and the historic churches. She reported that her initial view was a need for outreach in the rental residential area surrounding the Eitel Development and the Wellington, the Faux Block, and Laurel Village.

Robert walked through components of a Master Plan. We would be created a Small Area Plan, neighborhood vs. city-driven to be adopted by the City and the Met Council. This Small area plan is a vision for 15-20 years, a community statement on how it wishes to develop. Robert referred members to the city's document "Neighborhood Guide for Developing Planning Documents" and then spoke on a guide which he modeled for Loring Park based on this guide. Robert walked the committee through components to be included in a Small Area plan such as historical assets, public spaces, pedestrian corridors, current land uses and zoning in the study area, history and background, and past planning efforts. He talked through the process for developing a small area plan – a) Contact the Sector Planner, which we have done and are working with Beth Elliot who presented on Master Planning 2 meetings ago; b) hiring a consultant, and c) Setting up the Steering Committee; which we have already done. Another piece will be for us to establish a public participation process which may include workgroups, task forces, walking tours, public meetings.

Robert concluded his presentation with overviewing that once the plan was finished, public meetings held and approved by the neighborhood, the City will still establish a 45-day review and comment period. This will be formally advertised, policymakers receive copies of this plan. City staff will present it to the City Planning Commission at the beginning of the 45-day period. Required approvals are 1) the neighborhood organization, 2) City Planning Commission and Committee of the Whole, 3) Zoning and Planning Committee of the City Council, 4) City Council, and 5) Metropolitan Council.

Last, John distributed a draft timeline covering the preliminary steps, not including the actual planning/input pieces as prepared by Jana. It lays out from this month, through December, steps to take to develop a Steering Committee, define the project scope, develop a Request for Proposal for a consultant, develop selection criteria/interviewing processes, determine outreach strategies, and review

other neighborhood plans.

### **III. Twin Cities BikeShare Project – Bill Dossett**

Bill presented on this innovative project for Bike Sharing. Public bicycle sharing is catalyst for cultural change. In Paris, Lyon, Barcelona, and over 100 cities across the globe, people who never rode a bicycle in the city are making active transportation part of their lives. Public bicycle sharing comes to Minneapolis in May 2010. In Paris, there are 21,000 bikes and in 18 months, 42 million trips. Montreal is about to roll out their system, and it is working already in New York City. They use good bike, built for this purpose, 1 size fits all.

Bill distributed a handout on this initiative which highlighted that bikes would be locked in self-service kiosks. They would be released to subscribers through the swipe of a membership card, bikes will be fully maintained. The purpose of these bikes would be for short trips. They want to keep the bikes in circulation. There will be a monthly fee and then a proposed fee per half hour. This is to serve as an incentive to return the bikes back to circulation vs. parking them and locking them up for 3 hours while at a meeting.

Bill announced that there will be a series of meetings by the Twin Cities BikeShare on the placement of kiosks. He reported that the **Downtown Minneapolis Public Bike Kiosk WorkshopFriday May 1, 11:00 am-12:30 pm; City Hall-350 S. 5th St., Room 319**

There is an optional pre-meeting bike ride to scout potential locations--meet at Dunn Bros. Coffee at 201 3rd Ave South at 9:15 a.m.

A **General Public Bike Kiosk Workshop** (a chance for folks who can't make it to one of the specific workshops or want to comment generally)**Thursday April 30, 7:00 pm-8:00 pm; City Hall; 350 S. 5th St., Room 319** (use north entrance).

In Paris, there are 1,400 kiosks for fast access. The goal is how to take Paris and make it even better! Members suggested a bike kiosk in the soon to be renovated Loring Parking Ramp/Nicollet plaza.

They are using a non-profit ownership model – Nice Ride Minnesota. In NYC, the City owns their system and supports it by selling advertising. In Minneapolis, the non-profit model was selected. They hope to promote more people riding bikes, enhance people's health, help the environment, reduce traffic congestions/help in the transportation network, plus creative a cultural value to biking. They are hoping to start this program Spring of 2010. They received \$1.75 Million in federal funding and have a corporate donor of an additional \$1 million. A question was raised about helmets. Individuals need to provide their own helmets. Bill also reported that Shaun Murphy from the City of Mpls/Transit for Livable Communities is working with them. Another question was whether or not they would go year-round. Presently, they are looking from April to November.

### **III. 7:00-7:20 p.m. – Le Parisien II – Mark Dziuk**

2309 Lyndale Ave. So. is the legal address of the project, known as Le Parisien I and Le Parisien II is immediately North, an expansion of Le Parisien I. Mark described the Le Parisien I project and then the designs and proposed commercial tenants for Le Parisien II, as well as his legislative pursuit of an off-sale (beer and wine license) at the proposed site. Mark has been working with the owners of Trader Joes for the past 3 years. They market specialty wines and beers as a part of their business. Mark passed around a handout with the wine/beer brands.

Mark also distributed handouts on Le Parisien I and talked about the importance of architecture. He designed it in a small hotel room in Paris. It has an Old World look. Le Parisien II would as well. For Phase II, he is proposing 58 condos, there are no conceptual drawings as yet. His first step is to secure Trader Joes and to do that, he needs legislative approval. The condos would be above Trader Joes. They would be market rate. He reported that he has been in conversations with The Wedge and that they will not have a head on competition. Trader Joes is a destination shop where people will travel from throughout the City to shop at. He believes it will bring more business to The Wedge. Locally, people come to the Wedge, so it would open them up to possibly new customers. He reported that the Wedge

brings in \$40 million/year and Trader Joe's expectation would be \$10 million/year. 20% of the shoppers at the St. Louis Park Trader Joes are from this area.

Mark reported that the Mayor had signed off on his liquor application. The exemption from the State Law in which the City of Minneapolis will not allow a liquor business to locate within 2,000 feet of each other. Hum's Liquor is across the street from the proposed development. Mark stated that this was put in place during the time when gangsters ran the City of Minneapolis. He felt it was time for the City to review this. Other cities do not have such a requirement in place, i.e. St. Louis Park. He talked about Councilmember Lilligren's efforts a year ago to lead a C2A zoning change, but it failed, so presently, approval for this exemption can only be sought site by site. If this gets through the conference committee in the Omnibus bill, the City would still retain the authority to make a decision on granting/issuing the liquor license.

Mark was questioned about Le Parisien I. It was marketed as condos, but they had to turn it to rentals due to the economic times. Another question was about parking and whether this new proposal would have adequate parking for the rentals and Trader Joes. Mark stated that it would.

Bob Copeland stated that this has been a controversial neighborhood issue and that we should not weigh in on an issue about another neighborhood. He felt uncomfortable making any decisions until other neighborhoods weighed in. He suggested that we state that we appreciate the presentation, but take no position on it.

Mark stated that the Whittier neighborhood supports his proposal to get an exception from the State for the ability to apply for a liquor license from the City. This development would provide over 130 jobs, a new bank, and a commercial component. Dave stated that the proximity was so close to Loring Park that it did influence our area. A question was asked regarding whether or not it is the right financial time to pursue this development. Mark stated that it was. A question was asked as to whether or not property taxes on the existing development were paid and Mark stated that they were. The General Manager of the Wedge coop stated that they never supported a Trader Joes 200 feet from their location. They have invested \$500,000 in the last 10 years. They support local producers and farmers and do not believe that bringing in a business whose owner is from Germany is what we need in that location.

**Motion: CLPC appreciates the presentation on Le Parisien II, Trader Joes as a commercial tenant, and the legislative pursuit of a liquor license exemption, but takes no position.**  
*Bob/Neil M/S/ 1-No (Robert) and 2- Abstentions (Chris & Dave). Motion passes.*

#### **IV. 7:20-8:00 p.m. – Eitel Hospital Commercial Space - Shawn Zimny**

Village Green Companies is working with Birch's On Loring Park to lease the retail space at Eitel Building City Apartments for a traditional sit down restaurant. The maximum square footage allowed for a retail space in the OR3 district is 2,000 SF. The Eitel Planned Residential Development could allow for an increase up to 2,400 SF without such a request. The proposed restaurant along Willow Street is 3,000 SF; therefore, Village Green is applying for a variance to increase the allowed area by 1,000 SF.

The request to CPED planner Hilary Dvorak is:

1. Variance to increase the area of a restaurant space in an OR3 Zoning District from 2,000 SF to 3,000 SF.
2. Variance to increase the interior seating capacity of a restaurant space in an OR3 Zoning District from 30 persons to 110 persons.

Ray reported that a group of Loring Way (the building adjacent) went to eat at Birches on Long Lake. Loring Way President, Jan Hively sent forward an email of support for this request read by Dick to the committee members. Ray, also a resident of Loring Way, spoke in support.

Jana reported that our Federal Citizen Participation contract mandates that any land use/zoning/development requests which come forth to the city need to be brought to the attention of impacted residents, feedback gathered, and then that information forwarded to the City. Dick stated that the next step will be their request to the City's Planning Commission on May 18<sup>th</sup>. That information will be on the city's website and available through CLPC. Anyone can attend the city's meetings as this request

goes through its processes. Dick reported that the staff report would be available for anyone to download and read in May, prior to the May 18<sup>th</sup> date.

Bob Copeland asked if there was adequate parking. The city's requirements for parking in a commercial area had been reduced earlier in the year. For 110 persons they would only require 7 parking spots. They have 20 additional parking spots. Bob stated that adequate parking was a concern of the Eitel design group. Shawn from Village Green reported that they had contracted with Emerson for the use of their parking lot, as well as the Magellan site which has not been developed as yet. They will provide Valet parking. It was asked what their next plan would be, should the Magellan site be redeveloped or if something would happen to Emerson school in the future and the parking was gone. Shawn reported that they would then look to the Hyatt / Loring Park ramp for a contractual arrangement.

Shawn also stated that the main entrance to the restaurant will be on the south end on Willow and that there would be no seating on the Grant Street side. Deliveries will be done inside. The valet service will use 2 meters set aside as a drop-off zone by the entrance to the building. Birches serves contemporary comfort food/super club style. Their timeline is mid-August to September, September is more likely.

**MOTION:** That CLPC approves the 2 variances as requested -

- 1) Variance to increase the area of a restaurant space in an OR3 Zoning District from 2,000 SF to 3,000 SF.
- 2) Variance to increase the interior seating capacity of a restaurant space in an OR3 Zoning District from 30 persons to 110 persons.

*Ray/Dave M/S/Consensus – Motion passes.*

**V. 8:00-8:20 p.m. - Report on 2009 Task Force(s) set up and meeting times**

We need to set up meeting times and other logistics.

**\*15<sup>th</sup> St. Crossing / Traffic Calming Task Force** – Jana reported that through community outreach and presentation to condo boards, several individuals had come forward to volunteer for a Task Force to work on this issue and the issue of traffic calming per Phase II NRP plan. Sasha Mayer had volunteered to convene the 1<sup>st</sup> meeting. Jana asked that the Land Use committee authorize this Task Force.

**Motion:** That CLPC creates a pedestrian/traffic calming Task Force and that Sasha Mayer convenes the 1<sup>st</sup> meeting. *Bob/Robert M/S/Consensus. Motion passes.*

**VI. 8:20-8:30 p.m. - 15<sup>th</sup> Street Bike Lanes and Park Entry Project – Richard A.**

This topic was moved to the May Land Use agenda.

**VII. 8:30-8:45 p.m. – Election of Land Use Chair**

The committee unanimously approved John Van Heel as the 2009 Land Use Chair.

**Pete** from **The Music Box Theatre** requested to be on the May Land Use committee. They will be requesting a liquor license. They are looking to expand the uses of the Music Box Theatre, maybe have music, speakers, other plays, films. Spirit Garage church uses their facility on Sundays. Triple Espresso has been in the Theatre for 12 years.

**VIII. The meeting was adjourned at 8:01 p.m. by Dick Sandberg, Chair per John VanHeel/Bob Copeland.**

*Respectfully submitted, JLMetge/CLPC Coordinator*