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Citizens for a Loring Park Community  
**Land Use Committee**

Monday, November 2, 2009

6:30 pm to 8:00 pm at the Loring Park Office Building (430 Oak Grove), Room 207

**Attendance:** Dick Sandberg (1201 Yale Place), Jan Sandberg (1201 Yale Place), Jana Metge (CLPC Executive Coordinator), Paul Hinderager (Summit House), Amanda Kushner (Downtown Journal), Pete Christianson (Music Box), Neil Carlson (Summit House), Becky Gullickson (301 Clifton), John van Heel (100 West Grant), Nick Melnick (MCTC), Lena Jones (MCTC), Aaron Spiegel (MCTC), Charles Rinerson (MCTC), Ryan Bender (301 West 15<sup>th</sup> Street), Tim Steeves (MCTC), Sasha Mayer (Summit House), Jerry Svee (Loring Way), Dane Martin (Three Monkeys Pub & Grill), Paul Prenevost (Kirt Properties)

**I. 6:30-6:45 p.m. Call to Order**—John van Heel, CLPC Land Use Chair

John led introductions of those in attendance.

*Approved the agenda. (Motion Dick Sandberg, second Becky Gullickson)*

*Approved the CLPC Land Use September 28, 2009 minutes. (Motion Dick Sandberg, second Paul Hinderager)*

*Motions passed*

**Announcements**

- Jana passed around a **variety of materials** from organizations that are available in the office:
  - MCTC Newsletter - "The Grove" - Fall 2009
  - Jeremiah Program Newsletter - Fall 2009
  - St. Stephens Street Outreach Brochures and encouraged organizations to take a stack and keep in their lobbies
  - CURA Reporter - Quarterly Report from the U Of M Center for Urban and Regional Affairs
  - MCTC invitation for the new Science Building - (date is on agenda)
  - NRP Newsletter pertaining to the future of NRP and legal review of NRP Funding
- **MCTC Open House** for the new Science Building – Friday, November 20th – 3:00 p.m.- 13th & Hennepin. RSVP by November 1st to Karen at 612-659-6319 or [Karen.oliver@minneapolis.edu](mailto:Karen.oliver@minneapolis.edu)
- **Light Up Loring** – Thursday, Dec. 9th @ Loring Park from 6:00-8:00 p.m.; Tree Lighting at 6:10 p.m. – Refreshments, Music, Carriage Rides.
- **CLPC Holiday Party & Curry Dinner** –Thursday, December 3rd -“The Mansion on the Hill” – 228 Clifton–6:00-8:30 p.m.
- **Community Sing-Along** – November 17<sup>th</sup> at 7:00 p.m. at the Loring Park Community Center.
- **Court Watch** – The next meeting is November 6<sup>th</sup>, 10:00 – 11:30 a.m. at the Central Library. Contact the CLPC office for more information (874-9002).
- **Traffic Calming Task Force** Meeting is: Monday, November 16th, - 6:30-8:00 p.m. @ Loring Office building/Room 207 – 430 Oak Grove.

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**II. 6:45-7:10 p.m. 1400 Block of Nicollet** – Dane Martin ( a new sports bar in the old Bali location) and Nyima Choedak (a new restaurant in the old “New Delhi/Indian House” location)

Dane described the new Three Monkeys Pub and Grill which will offer American cuisine. They plan to maintain the same liquor license, Class E. They may apply for a sidewalk permit. They hope to open by December 1. He has worked in several similar establishments for the last decade or so. The bar will be targeted to various ages and types of music.

*The CLPC Land Use Committee supports the application by Three Monkeys Pub and Grill for a class E liquor license. (Motion Neil Carlson, second Dick Sandberg)*

*Motion passed*

Nyima, owner of Gangchen Restaurant, described his plans for a Chinese buffet (“Grand Sun Buffet and Bar”) and bar that will operate 10 a.m. to 10 p.m. and offer Chinese and Indian food. They plan to apply for a full liquor license, Class B. The application is in process. They will not offer delivery. They hope to open soon. Gangchen has a Class B liquor license.

*The CLPC Land Use Committee supports the application by Grand Sun Buffet and Bar for a class B liquor license. (Motion Neil Carlson, second Dave Hile)*

*Motion passed*

**III. 7:10-7:30 p.m. W.A.Y.** – Aaron Speigel & Charles Rinaron

WAY – Wellness Advocates for you, is a grassroots group organized by Aaron and Charles, both Minneapolis Community and Technical College (MCTC) students. This collaborative group is working on holistic, wellness opportunities for MCTC and the greater community. They have been working on the idea of establishing a clinic for students on campus. They have met with Margaret Anderson Kelliher and Boynton Health Services and determined that there is a need for a clinic. It would be broader than a clinic, more like a wellness center. With the expansion of the Helland Center, which will house the clinic, they would like a community rep to be part of planning possibilities. The space is currently used for classrooms and student life activities; with the addition of more than 30 percent new space the hope is to move toward more of a student union and exercise facilities. They are working with other agencies in the college.

Committee discussion:

It would be helpful to have something in the area as there is little here now.

Services? Current menu is Minute Clinic Plus; prescriptions will be filled elsewhere.

Wellness services would include HIV awareness, nutrition and domestic violence among others. Much of what the organization is about goes beyond medical services to general wellness including environmental, social and occupational needs.

Questions about alliance with Boynton Services – they researched providers for over a year and feel that Boynton has the right experience with the college-age population.

Question if they have looked at nearby colleges such as Northwest in Elliot Park or St. Thomas. Not yet.

*The CLPC Land Use Committee supports the development of a community wellness center at Minneapolis Community and Technical College (Motion Neil Carlson, second Becky Gullickson).*

*Motion passed*

*The Board will be asked to investigate appointing a representative to work with the MCTC WAY committee.*

**IV. 7:30-7:50 p.m. EMERSON SCHOOL – Community Discussion on Emerson School.**

The Spanish Immersion Program at Emerson School will be moved to the Bryn Mawr/Anwatin site, vacating the Emerson School building. In the past, Nicollet Avenue businesses have used the Emerson School parking lot. Paul Prenevost said that Kirt Properties is the one current licensee (they provide parking for Ping’s, Music Box and Spirit Garage); Loring Kitchen is also interested in continuing to use the Emerson School lot. Kirt Properties is working with Loring Kitchen. This is a one-year license. There may also be arrangements for special events. Kirt Properties has been leasing space there for over two decades. With the school district taking over control of the license, there has been some confusion including hours and control.

This issue came up a few years ago when LaSalle was being rebuilt but when problems did not arise then, licensing did not happen. Paul does not use valets and so has no supervision of the lot. Because it is not fully fenced and locked, there is no control over who uses the lot and it can become full. Paul would prefer the use of a gate and charge for parking that can be taken off a customer’s bill but the district is not amenable to this. The big issue is liability as determined by the school board lawyers.

Jana discussed the use of the building – save and re-purpose or demolish. The neighborhood needs to consider possible outcomes for the building. If it has a boiler, it would likely have to be staffed even if left vacant. Housing was one option discussed; parking for businesses could be written into a re-use if public money is involved.

This issue will come back to the agenda in January.

**V. 7:50-8:00 Loring Kitchen and Bar -**

LK&B has a On-Sale Class B license. Legislation allowed a license to be issued without designating the class of license. This was left to the city to determine. The City approved the restaurant proprietor's application for a Class B License. As provided for by the legislation, the issuance of a Class B license allows the entertainment restrictions of the OR3 zoning to be substantially altered without the necessity of a code variance.

CLPC has made a request to the city to receive a copy of the business plan that was submitted with the LK&B liquor license application. Some questions remain regarding the ability of the business plan to restrict provisions of an issued liquor license. During the neighborhood review of the license application city staff said that a business is required to stay within what is outlined in their business plan. This, it was explained, essentially places additional restrictions on the specific provisions (such as entertainment) of the issued liquor license. More recently however, Council Member Goodman stated that the City Attorney's opinion is that the provisions in the license take precedence over the business plan because of the nature of the legislation that allowed for a liquor license to be issued.

Jerry Svee, while acknowledging that he has no objections to the LK&B's current restaurant operations, is deeply concern that the Class B Liquor License will permit the proprietors to convert the restaurant's venue to a late night nightclub operation, should the proprietors choose to do so. Svee distributed a handout that illustrated the significant changes that have occurred to OR3 Zoning's four primary restaurant restrictions: restaurant area, seating, no alcoholic beverages permitted and limited entertainment. The handout also provided detailed information for each restriction that indicates the various representations and submittals that were made from time to time by the developer of the Eitel property and/or the restaurant's proprietors. Svee believes that the neighborhood was mislead through the Notice of Public Hearing that was issued by the city, because it noted the entertainment as “occasional acoustic music,” while the Class B license allows for much more. He believes that the restaurant should be restricted to what was noted in the Notice of Public Hearing.

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Committee discussion:

Comments by the developer are not relevant. The restaurant operator was not involved with the statutory language.

We must accept that the license is valid at this point. Jerry agrees that the license is valid at this point as Lisa and the City attorney have said.

The business plan received by the neighborhood is incomplete and this needs to be resolved.

John agreed to pursue obtaining a copy of the business plan. Put this on the agenda for the next meeting. Another issue is what recourse we would have if this business failed.

**VI. 8:00-8:15 p.m. - Reports**

**MN Orchestra Hall Community Engagement Task Force** – Dick Sandberg was appointed.

**Master Plan Task Force** – Robert Cook and John Van Heel (set for 4th Wednesdays @ 6:30)

**Traffic Calming Task Force**

Sasha distributed a copy of a letter that will be given to the CLPC Board at next week's meeting. The first issue is to designate the crossing at 15<sup>th</sup> and Oak Grove as a crosswalk. Future discussions will determine the mechanisms that might be used. They are working with Hennepin United Methodist Church and the Woman's Club to submit a letter to the City.

*The CLPC Land Use Committee approves in concept a letter from the Traffic Calming Task Force for the City and Park Board requesting designation of the crossing at 15<sup>th</sup> and Oak Grove as a crosswalk. (Motion Dick, second Neil Carlson*

*Motion passed*

**Historic Plaque Task Force** – John, Kim, Bob Copeland and Ray Harris have been working on this

**Save Wesley Church** – Recovery Church is moving out in December and there is a group working to pull together nonprofits to reuse the space. Both Master Plan and Land Use folks are interested in touring the building. This item will be on the agenda for Land Use later this month.

**Hennepin and First Avenue two-way transition:** they are going to put the temporary sticks up. Parking is better on First Avenue.

The committee will decide at the November 23 meeting whether to cancel the December 28 meeting.

Adjourned 8:43 p.m.