



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
March 21, 2018
6:00 P.M.**

Heritage Landing Community Room, 415 1st Street North

1. March Planning & Zoning Meeting called to order at 6:03 P.M.
2. Eight of twelve committee members were in attendance: **Francesco Parisi, Mark Huting, Jackie Peacha, Kris Lang, Joe McErlane, Aiyana Ruggiero, Alice Eichholz, Zachery Schaaf; Board President, Tim Bildsoe, is also present.**
3. **A motion is made by Kris, seconded by Alice, and unanimously approved by the Committee to approve the February 2018 Meeting Minutes.**
4. 700 North 5th Street, No. 12 Cider House, Steve Hance
 - a. Aiyana begins by disclosing family friendship.
 - b. Based in Buffalo, 3 of its products are already distributed statewide. The operation has signed a lease with Schaffer Richardson, in an effort to bring the rural farm cidery from the farm to the City. Staff member, Dan Murphy has been involved in the setups of other establishments, like Inbound Brewery.
 - c. The Cider House will occupy 6,900 square feet of production and retail space; it will also have 1,000 square feet of outdoor patio space and 5,000 square feet of green space; the indoor space has 22 foot high ceilings, so they will be able to increase capacity upward, when need be. They haven't finalized all design plans yet; they know for sure that they would like to improve the crumbling wall in the patio area. They will also plant new trees and a lawn, as they would like this outdoor area to act as a "secluded oasis of greenery." Perhaps there is the potential for apple trees, too!
 - d. The Cider House will provide both alcoholic and non-alcoholic offerings and have 16 draft cider lines. It will also offer cider classes and pairings. It will be open daily 11:00 A.M. to midnight. A wood fire pizza trailer will be a central feature.

- e. They have submitted their application for permit to the federal government; the next step is to then seek a Minnesota state liquor license. The Cider House could potentially open in September, which would require construction to begin in the next few months, as it is a three to four month construction period. An additional two months will be required after that for the fermenting process.
 - f. Many of the apples and juices are sourced locally, like from Minnesota Harvest in Jordan and other smaller growers with unique varieties, like those is Stillwater.
 - g. A request is made for a variance for having the enclosed food truck on the patio; the variance for the enclosed building ordinance is just like that which was requested for the Fulton Brewery. The Cider House is requesting a letter of support; this is the only variance for entire site plan, but it is also seeking support for its application for a liquor license.
5. Third Street Apartments (747 N 3rd Street Project) – Katie Anthony, Schafer Richardson email
- a. Katie is unable to attend in person; she provided an update via e-mail that Jackie read aloud.
 - b. The Committee notes its appreciation for Schaffer Richardson’s careful consideration of its comments and SR’s incorporation into the design revisions.
 - c. The land use application will be submitted for a “u-shaped,” mixed-use development, with two levels of underground parking, as was presented to the Committee at its last meeting.
 - d. Katie will present the project to the Committee of the Whole on April 12 and will be sure to update the Planning and Zoning Committee with the schedule of other City meetings for the project.
6. The Redwell, 1000 North 3rd Street – Amanda Janzen, Schafer Richardson
- a. The land use application for the Comprehensive Plan amendment has been submitted; it included the conditional use permit for six, instead of four floors; a variance to eliminate the off-street loading requirement; the rezoning from an employment district to permit housing; a variance to increase the maximum floor area ratio from 2.7 to 3.8; and now, also a variance to reduce the minimum vehicle requirement for parking. Because the project is within ¼ mile of transit, its requirement can be reduced from 64 to 46. Schaffer Richardson recognizes the neighborhood’s concern for parking, but it is important to note, that even with the new, large parking ramp across the street, this significant off-site parking is not considered in determining the requirement calculations.
 - b. The new ramp will have approximately 350 stalls, whereas the old surface parking lot had only 88 stalls. Kris contends that the new development behind 720 Lofts will also take spots; that new development will have two levels of underground parking to accommodate its own parking needs. The off-peak hours allow for sharing between two different groups at this parking ramp.

7. Federal Reserve

- a. Susan, a North Loop neighbor, called the Federal Reserve on October 6, 2017, to inquire about its purchase of the surface lot behind 212 and what the development intentions were. The surface lot will be closing April 1.
- b. The assumption was made that the City may not require a permit, as the Federal Reserve is thought to be a federal entity; however, this is not the case. It not a federal entity, and as such, it cannot bypass the system. The Committee should expect a proposal for whatever development is planned for the lot. Beth will forward her contact information for staff at the Federal Reserve to Francisco.
- c. The concerns of the neighbors include: the proximity of any development, lighting impacts of that development, including impeding light in the existing lofts.
- d. Zoning and historic guidelines do not allow for above-ground ramps in the neighborhood, so a variance would be required.

8. Tim – Goals and Priorities of the Board for 2018

- a. Tim thanks the Committee for its time and effort; its meetings provide people in the neighborhood an opportunity both to learn and contribute. He wants to recognize those who are investing in the neighborhood, those businesses interested in moving here, bringing jobs and activity. He also mentions that the neighborhood support is heavily considered by the Mayor and by councilmembers and that the NLNA's contributions do make a difference.
- b. He elaborates that once a presentation is made to the P&Z Committee, Tim reaches out to developer for another update. In the case of the development along West River Parkway, the City mandated some changes, including improvements to the façade facing West River Parkway and adding a second entrance on Plymouth Avenue. The project is still moving through the City process. Francesco mentions that the developer skipped the P&Z Committee meeting and withdrew from its presentation. He states that if developers are not required to come here, the Committee is wasting its time. Tim explains that the developer did come to the Board with the improvements included in its presentation and that the Board signed a letter of support, overruling the P&Z Committee, but had failed to inform the P&Z Committee of its decision. Francesco highlights that the agenda listed the presentation as informational, not one requesting approval.
- c. Kris asks why condominiums are being built in East Downtown, but only apartments are being built in the North Loop. Tim explains that their siting is a function of both zoning and economics. Amanda Janzen, of Schaffer Richardson, explains that the 10-year warranty liability is a huge and costly obstacle for developers and significantly inhibits their ability to develop condos. Jim Stanton is really the only developer who has been bringing condos to the market. Also, demographic studies show desire for rentals, and not necessarily a desire for home purchases. Kris voices her strong concern that apartment buildings are lower quality than condos and worries about their impact on the neighborhood.

- d. Tim mentions the need for greater neighborhood involvement in development projects, as the City is so big and its processes can be difficult to navigate. He thinks that the City should have broader notifications of applications for redevelopment – for example, signs should be posted within a 750 foot radius, not merely a 350 one; signs should also include more information, not just an “FYI.” With more information and better communication, neighbors can hold elected officials accountable. An example to emulate is the street improvement project process – the City did a great job with that!
- e. Alice iterates the need for a community center in the North Loop, as it one of the fastest growing neighborhoods in the City; she voices her concern that the concentrations of permanent homeownership households on the eastside of downtown will have louder voices in their requests for services and that that area may get them instead of the North Loop.
- f. Jackie indicates that the initiatives at the Board are impressive and that Tim will have to share them next time, as he had to leave for the evening. She also mentions the need to have more residents involved in the process – not just a handful – and able to follow a project through the entire maze of the City’s approval process. The NLNA also needs to advocate for legislation change if it wants to see more condo development. She mentions that she would like to learn more about why development happens as it does. Jackie highlights the need for more neighborhood exchanges among neighbors within one building and mentions need for a communication subcommittee. She reflects on the positive impact that the work of the Board and the Committee has done, including the playground, street trees, the new school, the development of the checklist, etc. She also mentions that there will be historic preservation and public art subgroups of Board.

9. Committee Business

- a. Neighbor Comments
 - 1. Alice mentions that the Great River Landings ground breaking celebration will take place on Thursday, May 3 at 5:30 P.M. at 813 North 5th Street.
- b. Checklist Review
 - 1. No. 12 Cider House: **A motion is made by Alice, seconded by Joe, and unanimously approved by the Committee to provide a letter of support for both a variance to the enclosed building ordinance and liquor license application.**
- c. The next meeting will be held on Wednesday, March 21, 2018.

Adjourned at 7:36 P.M.