



BUILDING, LAND USE & HOUSING

Action Minutes of Committee Meeting

June 16th, 2011

Members Present: Paul Ireland, Diane Ingram, Jerry Dustrud, Tom Bravo, Julie Moline, Mike Harristhal, Ahmed Hassan

Others Present: Robert Lee, Lynn Regnier, David Fields

The meeting was called to order at 6:05 PM by Chair, Paul Ireland

The committee approved the agenda for the meeting, adding an item upon request of Robert Lee. The minutes for the May meeting were approved.

Tom Bravo and Mike Harristhal of Hennepin County Medical Center informed the committee of plans for the new Hyperbaric Chamber facility to be installed in the building at 716 S. 7th Street. Specifically, the new chamber will be in the 7th Street and Park Avenue corner of the building. The state-of-the-art Hyperbaric Chamber will one of only two in the upper Midwest, and will replace an older chamber located elsewhere on the HCMC campus. At its June 13th meeting, the City Planning Commission approved by consent the proposal and site plan for the Hyperbaric Chamber.

Ahmed Hassan, Crime Prevention Specialist for Elliot Park, provided the latest crime report statistics for the neighborhood, which indicate a continued downward trend in crimes committed and reported.

Mr. Robert Lee described his proposal for a music venue in the Baker Building at 609 S. 10th Street, in the space next to Segue coffee shop, which has been vacant since the Skyscape sales center moved out a few years ago. His proposal, "A Perpetual Dream," would feature various music acts scheduled as special events in a non-alcohol environment. The property owner, Doug Hoskin, already has agreed to lease to Lee and supports the enterprise. The difficulty is that the property is not zoned for such a use; in fact the Zoning Code does not seem to accommodate the kind of venue proposed in "A Perpetual Dream." The committee supported the idea for the business and unanimously passed the following motion, advanced by Paul Ireland and seconded by Jerry Dustrud:

"The Elliot Park Neighborhood, Inc. Building, Land Use & Housing committee supports the kind of business proposed by Mr. Robert Lee for his "A Perpetual Dream" entertainment venue in the Baker Building at 609 10th Avenue South. EPNI recognizes that the current CI zoning for the site does not appear to accommodate the kind of music venue intended by Mr. Lee. The closest zoning use classification his business seems to fall

into is "Nightclub," which does not describe the proposition for "A Perpetual Dream" as an occasional entertainment venue featuring a variety of musical performances specifically in a non-alcoholic environment. Definitions of "Nightclub" and "Limited Entertainment" in the Zoning Code seem to prohibit businesses such as "A Perpetual Dream" not only in a C1 district, but would exclude it from any kind of reasonable zoning for a downtown neighborhood such as Elliot Park. And yet the "A Perpetual Dream" business is just the kind of unique, customized, community-based and destination venue that would add vitality and character to the Elliot Park neighborhood. It is hoped that the City might collaborate with EPNI, Mr. Lee, and property owner Doug Hoskin to find a zoning accommodation that would allow for such ventures as "A Perpetual Dream."

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

David Fields

David Fields
EPNI BLUH Committee Staff