

**LICENSES AND CONSUMER SERVICES  
LICENSE INSPECTOR'S REPORT**

**License Number:** L206-50283                      **Police File Number:** F.13682

**Date of Application:** May 5, 2015

**Inspector:** Nicole Anderson

**Applicant/Legal Entity:** Fair State Brewing Cooperative

**DBA/Trade Name:** Fair State Brewing Cooperative

**Complete Address:** 2506 Central Avenue Northeast

**Licenses Requested:** Permanent Expansion of Premises

**Current License:** On-Sale Liquor, Taproom, Class E and Off-Sale Malt Liquor, Growler

**Purpose of Application:** To gain approval to operate an outdoor patio with eight picnic bench style tables with maximum seating for 64 patrons.

**Responsible person within 75 miles of Minneapolis City Hall:** Evan Sallee

**Public Hearing Requirement:** Required

**Neighborhood/Ward:** Holland / 01

**License Conditions:** None

**Zoning:** C1/PO – This is a permitted use in the Neighborhood Commercial/Pedestrian Oriented Overlay Districts

**7 acre requirement:** Met

**Off-Street Parking:** The Office of the Zoning Administrator has determined that there is no change to the base parking requirement for the outdoor space.

**Seating:** 64 maximum seats outside

**Fire Occupancy:** Maximum Capacity Outside: N/A

**Hours of operation proposed: Outside:** 10:00am until 12:00 midnight, seven days a week

**Metropolitan Council Service Availability Charges:** The Metropolitan Council has determined that one SAC unit is owed for this project. The SAC will be paid prior to the City Council meeting.

### **HISTORY OF LOCATION**

This location has operated with an On-Sale Liquor Taproom and Off-Sale Growler licenses since the January 2014 with no issues.

### **POLICE REVIEW**

Police Licensing and this Inspector have reviewed the expenses and source of funds reported in this application. The applicant has provided documentation showing adequate legal and traceable funding for this venture and has passed the criminal background check. The Second Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

### **PERMANENT EXPANSION OF PREMISES**

Fair State Brewing would like to permanently expand their licensed premises to include an outdoor area with maximum seating for 64 patrons. This would be for eight picnic bench style tables and will be located adjacent to the rear of the establishment. The outdoor area will be compact and contiguous with their business.

### **BUSINESS PLAN/OPERATIONS**

Fair State Brewing Cooperative plans to operate the outdoor area with hours operation being 10:00am until 12:00 midnight, seven days a week. If noise or other issues become of great concern with use of the outdoor patio limits on the hours of operation may be imposed. They will continue to operate the patio in the same manner as they have operated their establishment.

The outdoor patio will be located in the rear of the building along the alleyway, with a 12 foot setback from the alleyway for seating, and into the adjacent property of 2512 Central Avenue Northeast, which a lease shows exclusive use for.

Fair State Brewing is located in a neighborhood commercial node with high density residential properties approximately eighty feet behind the establishment. There are no apartment spaces above the establishment. Fair State does not foresee noise being an issue as the environment of the brewery is for small conversations and for creating a community feel. If a patron becomes loud or disorderly inside or outside the establishment they will be asked to quiet their voice or asked to leave the premises. To mitigate noise concerns to the best of their ability they will be installing ten feet tall hop trellises along the entire length of the existing fence in the alleyway spanning the space between the western-most edge of 2506 and 2512 Central Ave NE, which will essentially encompass the entirety of the outdoor area. An outdoor rain garden is being placed in the rear of the outdoor patio as well to help absorb noise and give the area ambience.

Fair State will not be utilizing any amplified sound or musical instruments of any kind in the beer garden, except in situations where an application is made for special events.

There will be lawn games located in the outdoor area, such as a bean bag toss game, which will cease before 10pm Sunday through Thursday, and 11pm Saturday and Sunday.

Fair State's employees and security staff, when on duty, will monitor noise and will take corrective action if noise exceeds a reasonable threshold. Security staffing the main front door will be responsible for assuring that no one is loitering around the business and will assure litter is picked up. They will not create a "no admittance" list unless repeat problem patrons become an issue. Security cameras are installed around the business.

**PUBLIC HEARING SUMMARY**

A public hearing is required for these license applications. 252 notices were mailed to residents and property owners within 600 feet of the premises on May 22, 2015 and emailed to Council Member Reich, the Holland Neighborhood Association and the Northeast Minneapolis Chamber of Commerce. Also, 15 multi-family buildings were posted. The public hearing will be held on June 9, 2015 at the Community Development & Regulatory Services Committee meeting.

**RECOMMENDATION**

The Licenses and Consumer Services Division recommends approving the application for a permanent expansion of premises for an outdoor patio on private property.

**LICENSE CONDITIONS**

None at this time.

