



TWO HARBORS PLANNING COMMISSION

Serving the People of Two Harbors

522 First Avenue
Two Harbors, Minnesota
Phone 218-834-5631
FAX 218-834-2674

MEMORANDUM

To: Two Harbors Planning Commission
From: Justin Otsea, ARDC
Date: February 28th, 2023
Subject: March 7th, 2023 Agenda

The Planning Commission will meet on **Tuesday, March 7th, at 5:30 p.m.** in the City Hall Council Chambers at 522 First Avenue.

1. Call to Order
2. Approval of Agenda
3. Public Hearing- Hotel/Motel Definition
4. Approval of March 7th, Meeting Minutes
5. Public Comments- As needed
6. Open Streets/Downtown Activation– Parklet, Social District, other related items-*Discussion*
7. Reports & Communications
 - a. Zoning Administration
 - b. Short Term Rental
 - c. Other Reports
8. Next Meeting
9. Adjourn

Next meeting is tentatively scheduled for
April 4th, 5:30 p.m.



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From: Justin Otsea, ARDC
Date: February 28th, 2023
Subject: Hotel/Motel Definition Considerations

Existing Definitions

35. "**Hotel**" - A building in which temporary lodging is provided for and offered publicly to transient motorists, guests or travelers for compensation and does not include any unit in a common interest community.

60. "**Motel**" - A building or group of buildings in which temporary lodging is provided for and offered publicly to transient motorists, guests or travelers for compensation and does not include any unit in a common interest community.

Example Definitions

Hotel or motel. A building or series of buildings operated as a commercial establishment providing accommodations to the transient traveling public in habitable units for compensation, and including both short-stay and extended stay facilities, and that may offer customarily incidental services. A hotel must have a minimum of five separate habitable units, and must have a reception desk staffed at all times.

Potential Proposed Definitions

35. "**Hotel**" - A building in which temporary lodging is provided for and offered publicly to transient motorists, guests or travelers for compensation and does not include any unit in a common interest community and **must have at least three units.**

60. "**Motel**" - A building or group of buildings in which temporary lodging is provided for and offered publicly to transient motorists, guests or travelers for compensation and does not include any unit in a common interest community and **must have at least three units.**

Two Harbors Planning Commission

Meeting Minutes

February 7th, 2023

Present: Koehler, Snowdon, Emerson, Nielson, Chapek

Absent: Glaser, Redmann

Other: Kitty Mayo, Jay Cole

Next meeting: March 7th, 2023

I. Call to Order

Koehler called the meeting to order at 5:33 p.m.

II. Welcome new Commissioner Crystal Emerson- Chair Koehler and the Commission introduced themselves and welcomed Crystal back to the Planning Commission.

III. Approval of Agenda

Motion by Neilson to approve the agenda. Support by Chapek. Motion approved by all members present and voting.

IV. Meeting Minutes - Motion by Neilson to approve the January 3rd, 2023 with correction. Support by Emerson. Motion approved by all members present and voting.

V. Highway 61 Project- Otsea updated the Commission that MnDOT was now requesting the City make a recommendation for which segment of the Highway 61 project they'd like to see completed given the existing financial constraints for the project. MnDOT had narrowed down the options into different segment/scenarios that could be built together. Otsea described each of the scenarios (safety, utilities, etc) and facilitated discussion around a recommendation from the Planning Commission tot the City Council. Discussion followed, topics included local priorities, utility status, and other items. After discussion, the following recommendation was made:

Motion by Chapek recommending Utility option as presented (if possible, removing E and adding W1A). Utility and Potentially drop E and replace with W1A 2nd Support by Nielson, motion passes unanimously.

VI. THC Moratorium-Otsea referenced the meeting packet containing the original THC moratorium passed in August of 2022. The moratorium is specific to the hemp-based THC 5mg (or lower) products legalized by the state of Minnesota in 2022. Justin provided some basic information available from the League of MN Cities to help inform the Commission about the products. Conversation followed, topics included zoning considerations, licensing possibilities, and manufacturing considerations and zoning impacts. The Commission will continue to explore the topic and evaluate licensing and other potential needs.

Motion by Emerson recommending no zoning changes likely needed for Hemp Based THC Use. Support by Chapek, motion passes unanimously.

VII. Hotel/Motel Definition-Otsea reminded the Commission of the feedback they received at the past public hearing regarding hotel/motel definitions. Instead of requiring staffing, the Commission agreed that a minimum number of units was a better way to define the use. The Commission asked Otsea to look into the smaller motels in the City and size appropriately. After discussion, the public hearing for the zoning change was expected to be held at the next Commission meeting, set for March.

VIII. Reports & Communications

a. **Short Term Rental** – 34 permits have been issued, a few are still in process of getting County license.

IX. Commissioners- Koehler- Recommended Jim Rich look at the John A Johnson school for hazards to the community as there was a recent internet posting of the inside of the school which appears to be hazardous.

Next Meeting was set for March 7 at 5:30 p.m.

Motion by Chapek to adjourn. Supported by Emerson. *Motion approved by all members present and voting.*

Meeting adjourned at 7:09 p.m.

Minutes Submitted by Justin Otsea, City Planner.

Anoka wants to pilot state's first 'social district' where patrons can buy a drink and stroll

A proposed bill in the Legislature would allow the northern suburb to test a "Downtown Entertainment District."

By [Tim Harlow](#) Star Tribune

APRIL 5, 2022 — 5:56PM



CITY OF ANOKA

Portions of Jackson Street will be rebuilt in 2025 and could become part of Anoka's "Downtown Entertainment District."

Anoka is hoping to pilot Minnesota's first social district that would allow patrons to buy an alcoholic drink from a bar or restaurant and then stroll through the city's historic downtown while sipping it.

The City Council on Monday voted 5-0 to advance the proposal that would need legislative approval before the city could establish what would be known as the "Downtown Entertainment District."

"This is quite an opportunity for the city, our business and the area," Mayor Phil Rice said. "We have been looking for an opportunity like this for quite a while."

State law currently does not allow for public consumption of alcoholic beverages in most outdoor places, but Rep. Zack Stephenson, D-Coon Rapids, has drafted a bill that would allow for a pilot in the northern metro suburb. The bill is set to be heard in the House Commerce Committee on Wednesday.

"It's a great idea, and I'm enthusiastic in having Anoka try this out," said Stephenson, who chairs the Commerce Committee. "It will make Anoka an awesome place to visit."

Stephenson is collaborating with John Heinrich, R-Anoka, to get the pilot included in a larger omnibus liquor bill making its way through the House.

Social districts are becoming popular in other cities and states as a way to generate activity as the country emerges from two years of lockdowns and restrictions brought on by the COVID-19 pandemic. North Carolina recently passed a law allowing cities to establish social districts.

The idea for a social district in Anoka comes as the city plans to rebuild Jackson Street in 2025 and after the city successfully held bonfires and other outdoor events downtown during COVID to bring business to downtown establishments.

"Most restaurants struggled to survive, and we didn't lose any," Council Member Jeff Weaver said. "Bringing this forward and getting into state statute is the right thing to do. Anoka has always said been a leader in getting outside the box. I think it's a great thing to do."

If Anoka gets the green light to proceed, the city would have authority to establish the district's boundaries, days and hours it operates and other rules and policies. It also would have to weigh the impact to public safety and perhaps even craft an ordinance.

"This is not something we are going to do tomorrow ... or without consulting with [property] owners and businesses downtown," Council Member Erik Skogquist said. "It does provide great flexibility that if we are going to do something different and out of the box, we have the option to do that."

Stephenson said social districts would be limited to Anoka at the outset if his bill becomes law, but if the concept works there, the law could be expanded to allow other cities and towns to create them.

"We want to see if Anoka can figure it out," he said.

A bill for an act
relating to liquor; authorizing the city of Anoka to issue a social district license.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. **ANOKA; SPECIAL LICENSE.**

Subdivision 1.

Social district; consumption allowed.

The city of Anoka may issue a social district license to any holder of an on-sale license whose on-sale premises is contiguous with the premises of the social district designated in subdivision 2. The license authorizes consumption, but not sales or service, of alcoholic beverages sold by the on-sale licensee within the social district.

Subd. 2.

Designation of social district.

(a) Before issuing the license in subdivision 1, the city of Anoka must designate and describe the premises of the social district. The district may not include any area under the ownership or control of a person that objects to the extension of the social district to that area.

(b) The designation must include the specific premises where consumption of alcoholic beverages is allowed and also include the proposed hours and days in which consumption of alcoholic beverages is allowed in the social district. The city of Anoka must adopt the designation by ordinance before issuing the license in subdivision 1.

Subd. 3.

Boundaries clearly defined.

The social district must be clearly defined with signs posted in a conspicuous location indicating the area included in the social district and the days and hours during which alcoholic beverages may be consumed in the district. In addition, signs must include:

(1) the local law enforcement agency with jurisdiction over the area comprising the social district; and

(2) a clear statement that an alcoholic beverage purchased for consumption in the social district shall:

(i) only be consumed in the social district; and

(ii) be disposed of before the person in possession of the alcoholic beverage exits the social district unless the person is reentering the licensed premises where the alcoholic beverage was purchased.

Subd. 4.

Management and maintenance.

The city of Anoka must establish management and maintenance plans for the social district and post these plans, along with a rendering of the boundaries of the social district and days and hours during which alcoholic beverages may be consumed in the district, on the website for the city of Anoka. The social district must be maintained in a manner that protects the health and safety of the general public.

Subd. 5.

Requirements for on-sale licensees.

An on-sale licensee holding a social district license may only sell and serve alcoholic beverages on the premises specified in the licensee's on-sale license. The licensee must not allow a person to enter or reenter its on-sale licensed premises with an alcoholic beverage not sold by the on-sale licensee. Sales for consumption in the social district must meet the following requirements:

- (1) the container clearly identifies the on-sale licensee from which the alcoholic beverage was purchased;
- (2) the container clearly displays a logo or some other mark that is unique to the social district in which it will be consumed;
- (3) the container is not made of glass;
- (4) the container displays, in no less than 12-point font, the statement, "Drink Responsibly - Be 21."; and
- (5) the container shall not hold more than 16 fluid ounces.

Subd. 6.

Additional social district requirements.

The possession and consumption of an alcoholic beverage in a social district is subject to all of the following requirements:

- (1) only alcoholic beverages purchased from an on-sale licensee holding a social district license located in or contiguous with the social district may be possessed and consumed in the district;
- (2) alcoholic beverages shall only be in containers meeting the requirements set forth in subdivision 5;
- (3) alcoholic beverages shall only be possessed and consumed during the days and hours set by the city of Anoka as specified in subdivision 2; and

(4) a person shall dispose of any alcoholic beverage in the person's possession before exiting the social district unless the person is reentering the on-sale licensed premises where the alcoholic beverage was purchased.

EFFECTIVE DATE.

This section is effective upon approval by the Anoka City Council and compliance with Minnesota Statutes, section 645.021.