

**LICENSES AND CONSUMER SERVICES
LICENSE INSPECTOR'S REPORT
Extended Hours License
L317-50086**

Purpose of Application: Smart Stop is requesting to extend their business hours of operation to the following:

24 hours a day gas pump operations

Applicant's Name (Legal Entity): Smart Stop, Inc.

DBA/Trade Name: Smart Stop

Complete Address: 2651 Johnson Street NE, Minneapolis, MN
55414

Telephone Number: 612-789-4121

Current License: Gasoline Filling Station, Tobacco, and Grocery

Zoning: C-1 Neighborhood Commercial District

Current Authorized Hours: Sunday through Thursday, from 6:00 a.m. to
10:00 p.m.
Friday and Saturday, from 6:00 a.m. to
11:00 p.m.

Neighborhood/Ward: Audubon Park / 1

Date of Application: July 7, 2016

Inspector: Phil Schliesman, 612-673-3907

License Conditions: None

Public Hearing Requirement: A public hearing is required for this license application. Seventy (70) notices were mailed to residents and property owners within 300 feet of the premises. The notice was e-mailed to the Northeast Minneapolis Chamber of Commerce and the Audubon Neighborhood Association on August 23, 2016. The public hearing will be held on September 13, 2016, at the Community Development & Regulatory Services Committee meeting.

Background:

The applicant as held Gasoline Filling Station, Grocery, and Tobacco licenses since 2012 at this location.

The applicant is seeking to operate the Gasoline Filling Station in an unattended self-service, pay at the pump manner after normally allowed business hours.

The applicant proposes to extend the closing hours of operation for unattended gasoline self-service pay at the pumps 24 hours a day. All inside sales will cease and the store will close at 10 p.m. Sunday through Thursday and at 11:00 p.m. on Friday and Saturday.

The applicant contacted the Audubon Neighborhood Association, the Northeast Minneapolis Chamber of Commerce and Council Member Kevin Reich's Office regarding this application.

Findings as Required by the Minneapolis Licensing Code:

The Licenses and Consumer Services Division has analyzed the application and concludes that the application has answered the following:

A security plan that describes the security features, including personnel and equipment, that the applicant will employ and how they will be utilized:

The applicant will operate their Gasoline Filling Station license with Extended Hours for self-service of gasoline. Gasoline purchases will be pay at the pump only; therefore there will be no dispensing of gasoline without using a credit card. Minneapolis Fire Inspection Services inspected this location and verified safety measures are in place including the pumps emergency shut off switch. The outside area will be well lit by LED lights installed in the canopy above the pumps.

Lieutenant John Kelly of the 2th Police Precinct has reviewed the application and met the applicant's representatives in person to discuss security issues.

Description of how the applicant will maintain the orderly appearance and operation of the premises with respect to litter and noise:

As a part of every shift's duties, the station and surrounding 100 foot area outside is kept free of liter and looking clean. There are no outdoor speakers to play background music at this location. Should any noise complaint be received, the ownership will deal directly with the complainant and address the issue immediately.

Description of how the business will have people exit the establishment at closing time and during an emergency that requires all people to exit the establishment quickly:

The gas pumps are outside, therefore no emergency plan is required.

Such other reasonable and pertinent information as the city council may require

Upon request, the licensee shall meet representatives of the City of Minneapolis to discuss any safety, security or operational concerns.

Proximity to permitted or conditional residential uses.

The building is located directly adjacent to residentially zoned properties

Nature of the business and its impacts of noise, light and traffic.

This location would be providing self-serve gasoline pumps and is not designed to have people congregate in the area. No outdoor vending is offered. Should a noise complaint come from a neighbor, the ownership will immediately reach out to the complainant to discuss a solution.

Conformance with applicable zoning regulations, including but not limited to use, yards, gross floor area and specific development standards.

The business is categorized as an automobile convenience facility, which has been a permitted use in the C-1 zoning district.

History of complaints related to the use.

There have been no prior complaints.

RECOMMENDATION (pending public hearing):

Council Member Kevin Reich's office has no objections to this application.

If approved, the license applicant will be granted to operate within the following Extended Hours:

24 hours operation of the gas dispensing pumps

This is an annually reviewed license. It will be possible to restrict the hours further if there are violations related to the Extended Hours License.