

**LAND USE APPLICATION SUMMARY**

*Property Location:* 240 Morgan Avenue North  
*Project Name:* Watchman’s Shelter  
*Prepared By:* Shanna Sether, Senior City Planner, (612) 673-2307  
*Applicant:* Church of the Masters Love  
*Project Contact:* Marcell Garretson  
*Request:* To allow for an overnight shelter for up to 30 people, accessory to an existing religious institution.

*Required Applications:*

<b>Conditional Use Permit</b>	To allow an overnight shelter accessory to a religious institution in the R2B District.
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**SITE DATA**

<b>Existing Zoning</b>	R2B District
<b>Lot Area</b>	5,831 square feet / .13 acres
<b>Ward(s)</b>	5
<b>Neighborhood(s)</b>	Harrison Neighborhood Association
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Not applicable
<b>Small Area Plan(s)</b>	<u>Midtown Greenway Land Use and Development Plan (Year)</u>

<b>Date Application Deemed Complete</b>	December 28, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	February 26, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is located on the northeast corner of Morgan Avenue North and 2<sup>nd</sup> Avenue North. The building was constructed as a Finnish Lutheran Church in 1928. The property continues to be used a religious institution. In 1972, the previous owner, Morgan Avenue Lutheran Church, developed a 30-space off-street parking lot across 2<sup>nd</sup> Ave N at 222 Morgan Ave N.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding area land uses are low-density residential. The parcel to the south, across 2<sup>nd</sup> Ave N is an off-street parking lot, serving the existing religious institution.

**PROJECT DESCRIPTION.** The applicant is proposing to provide temporary shelter within the existing religious institution for up to 30 homeless people. The shelter is specifically for single, adult men. People intending to use the temporary shelter are taken in by appointment only. The church intends to provide a sleeping room in the basement of the existing building and two meals. The shelter opens at 5:00 p.m. and closes at 7:00 a.m. the following morning. The applicant has stated that there is a church bus that will be used every morning to transport individuals off-site. Additionally, there will be two staff overnight. There are no interior or exterior changes proposed to the structure.

**PUBLIC COMMENTS.** Staff has received a letter supporting the conditional use permit application from the Harrison Neighborhood Association. Staff has also received several e-mails from surrounding neighbors expressing concern and opposition to the proposed shelter. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow for an overnight shelter accessory to an existing religious institution based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The establishment of an overnight shelter for up to 30 individuals within an existing religious institution will not be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed shelter will be located within the existing basement of the church and the applicant has provided a management plan detailing the operations of the shelter. In addition, the proposed shelter will be required to meet all current building codes, to ensure the safety of the occupants sheltered on-site.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed overnight shelter will not be injurious to the use and enjoyment of other property in the vicinity and will not impede on the normal and orderly development and improvement of surrounding property. The proposed shelter would allow for a stay of less than 24 hours for up to

30 homeless people. The shelter operators will take in those seeking shelter by appointment only and provide transportation in the morning to an off-site location, as outlined in the applicant's management plan.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

Adequate utilities, access roads, drainage, and necessary facilities have been provided.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The proposed overnight shelter would be accessory to the existing religious institution and there is not an off-street parking requirement for the shelter. The church owns a parking lot to the south across 2<sup>nd</sup> Ave N with approximately 30 spaces. The applicant has stated that transportation off-site will be provided every morning using the existing bus owned and operated by the church. Therefore, staff finds that adequate measures have been taken to minimize traffic congestion in the public streets.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

**Housing Policy 3.4: Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families.**

- 3.4.1 Promote increased development of housing for very low-income households earning 30% or less of metropolitan median income.
- 3.4.2 Support the creation of additional supportive housing units for homeless youth, singles and families.
- 3.4.3 Support the creation of additional shelter beds for youth.
- 3.4.4 Evaluate City policies and regulations related to the creation of supportive housing and smaller housing units, including Single Room Occupancy (SRO) housing.
- 3.4.5 Implement and promote additional strategies to reduce homelessness, such as those identified in Heading Home Hennepin

**Housing Policy 3.5: Improve the stability and health of communities of concentrated disadvantage through market building strategies, and strategies that preserve and increase home ownership.**

- 3.5.1 Work to improve the stability and sustainability of the city's disadvantaged communities by taking measures to diversify the household mix and allay historic patterns of concentration of poverty.
- 3.5.2 Pursue an integrated array of development and revitalization strategies to attract a broadened socio-economic mix of residents to communities of concentrated disadvantage.
- 3.5.3 Utilize program criteria in city housing finance programs that give preference to low income and homeless housing projects in non-poverty concentrated areas, and that prioritize high quality mixed-income and market rate housing projects in disadvantaged communities.

- 3.5.4 Work with for-profit, nonprofit, and governmental partners to increase understanding of the need for market-building investments in communities of concentrated disadvantage.
  - 3.5.5 Focus development activities strategically in priority areas within disadvantaged communities so that it results in the greatest impact.
  - 3.5.6 Use promotion strategies and City development resources and programs to build home ownership in high rental neighborhoods.
  - 3.5.7 Create pathways for qualified low-income families to become homeowners, with appropriate support, with an emphasis on improving minority homeownership rates.
  - 3.5.8 Reduce the number of foreclosures through strategies such as home ownership counseling, public education about responsible mortgages and early warning systems that flag problem issues before default is inevitable.
  - 3.5.9 Utilize and expand the city's development programs and tools to jumpstart investment in the city's disadvantaged communities.
  - 3.5.10 Support the timely development of infill housing on vacant lots. Use partnerships and incentives to reduce duration of vacancy.
  - 3.5.11 Use education and code enforcement to ensure that rental housing is responsibly managed, and that the number and occupancy of dwelling units does not exceed legal limits.
  - 3.5.12 Continue to work in a vigorous and multidisciplinary manner to identify and remedy problem properties that have disproportionate public safety and livability impacts on the surrounding community.
6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

On December 11, 2015 the City Council approved a zoning code text amendment related homeless shelters. The purpose of the amendment was to allow for more opportunities to allow for new shelters in Minneapolis. During the study, staff recognized the need for additional shelter beds in the City of Minneapolis. According to the Office of Ending Homelessness, the median number of homeless people in Hennepin County each night over the last year was 2,156. Of those, 296 were families (1,196 people), 902 were single adults and 59 were youth. The last unsheltered count was 207 people (June 2015) in the Hennepin County.

There are a total of 16 facilities in Hennepin County that provide shelter to homeless, 14 are located in Minneapolis. Of the 14 facilities, seven are overnight shelters accessory to a religious institution and one is a principal overnight shelter in the DS Overlay District. The remaining facilities are community residential facilities (youth shelters), supportive housing, board and care and a motel. Shelter operators have expressed the need to find new or additional locations within Minneapolis to better serve the homeless population in spaces that provide a comfortable, safe and dignified place. Heading Home Hennepin is a joint City of Minneapolis and Hennepin County initiative and a part of Heading Home Minnesota, a statewide initiative to end homelessness. Heading Home Minnesota has a Plan is to have families and individuals have access to safe, decent, and affordable housing, and the resources and supports needed to sustain it, by 2016.

If the requested land use applications are approved, the proposal will comply with all provisions of R2B District. In addition, the proposed accessory overnight shelter is required to meet the following accessory use standards per Section 537.110 of the zoning code:

*Overnight shelter.* Overnight shelters shall be allowed accessory to a religious institution place of assembly. In addition to obtaining a conditional use permit, as specified in Chapter 525, Administration and Enforcement, such overnight shelter shall be subject to the following standards:

- (1) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.
- (2) The number of guests shall not exceed the housing code occupancy requirements.
- (3) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
- (4) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Church of Masters Love for the property located at 240 Morgan Avenue North:

**A. Conditional Use Permit to allow an overnight shelter accessory to an existing religious institution or place of assembly in the R2B District.**

Recommended motion: **Approve** the application for a conditional use permit to allow for an accessory overnight shelter, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The applicant shall maintain a management plan for the facility and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Floor plan
4. Photos
5. Oblique aerials
6. Correspondence

## **Sether, Shanna M**

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**From:** MARCELL GARRETSON <marcell0797@msn.com>  
**Sent:** Monday, January 11, 2016 6:43 PM  
**To:** Yang, Blong  
**Cc:** Sether, Shanna M  
**Subject:** SHELTER IN NO MPLS

*January 11, 2016*

To Blong Yang

*Re: Opening a Shelter*

*240 Morgan Avenue Church of the Masters Love*

Seeking an application for Shelter equipped with 30 beds located at the Church of the Masters Love, 240 Morgan Avenue

**Marcell Garretson**  
**Church of the Masters Love**  
**240 Morgan Avenue North**  
**Minneapolis MN 55405**  
**612-749-0227**

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## Sether, Shanna M

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**From:** MARCELL GARRETSON <marcell0797@msn.com>  
**Sent:** Thursday, January 14, 2016 9:44 AM  
**To:** Sether, Shanna M; shauenp@hnampls.org  
**Subject:** FW: New Shelter in North Minneapolis

**Marcell Garretson**  
**Church of the Masters Love**  
**240 Morgan Avenue North**  
**Minneapolis MN 55405**  
**612-749-0227**

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From: [marcell0797@msn.com](mailto:marcell0797@msn.com)  
To: [shauenp@hnampls.org](mailto:shauenp@hnampls.org)  
Subject: New Shelter in North Minneapolis  
Date: Mon, 11 Jan 2016 18:40:59 -0600

**January 11, 2016**

Attn: Harrison Neighborhood Association  
C/O Shauen Pearce

*Re: Opening a Shelter*

Dear Shauen Pearce

Seeking an application for Shelter equipped with 30 beds located at the Church of the Masters Love, 240 Morgan Avenue

**Marcell Garretson**  
**Church of the Masters Love**  
**240 Morgan Avenue North**  
**Minneapolis MN 55405**  
**612-749-0227**

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church  
Parking Lot  
220 2nd AV

2nd AV

side walk

side door

side door

Molloy AV

210 Molloy AV

side walk

front door

Back Fence

Front Fence

neighbor house

neighbor house

House

## Shelter Hours

5 pm through 7 am

### Schedule

- **5:00 pm check in**
- **6:00 pm Dinner**
- **8:00 Smoke Break**
- **10:00 Lights out**
- **6:00 am Breakfast**
- **7:00 am Shelter Closed**

Please Enjoy your stay here!

### SHELTER EXPECTATION

No drugs or alcohol use on the property.

Staff reserves the right to conduct random bag searches.

Beds are given by appointment only.

Contact the office for availability.

Please arrive 1 hour before your appointment.

No violence or aggressive behavior is allowed or all involved parties will be asked to leave immediately.

Be respectful to all staff, residents and surrounding community at all times.

Staff is available at all times.

OFFICE: 612-353-6346

## WATCHMANS SHELTER

240 Morgan av no Mpls Mn 55405

612-363-6346

### Management Plan

- 5:00 PM TO 7:00 AM
- ON SITE STAFF AT ALL TIMESK
- BASEMENT USED FOR SHELTER TWO RESTROOM  
AVAILABLE
- DINNER AND BREAFAST SERVICE
- APPOINTMENT REQUIRED TO RESERVING A BED
- TRAFPORATION WILL BE PROVIED UP ON EXITING
- WILL DO OUTREACH HENN CO
- AND OVERFLOW FOR ORTHER SHELTERS

Contact Marcell Garretson 612-749-0227

**CONDITIONAL USE PERMIT: For an overnight shelter**

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**Findings as required by the Minneapolis Zoning Code:** The Department of Community Planning and Economic Development staff has analyzed the application and from the findings below concludes that the establishment, maintenance or operation of the proposed conditional use:

**Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

By providing and operating an overnight shelter accessory to the existing church should not be detrimental to or

endanger the public health, safety, comfort or general welfare. It will address and service the health, safety and

well-being of the City's homeless population.

There will always be trained and experience shelter staff located onsite during operating hours. Staff will be operating according to a detailed management plan applicable for different levels of circumstances.

**The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Our staff does not anticipate the shelter would be injurious to the use and enjoyment of nearby properties. The entrances to the shelter area and the assembly hall are located on the south side of the building facing 2<sup>nd</sup> Avenue and are not immediately adjacent to the residential properties. Meal service will be offered. Guests are admitted starting at 5:00 pm and discharged each morning by 7:00 am. Guests are admitted by appointment only. The shelter does not participate in a lottery system for placement of guests. Typically shelter staff will not admit anyone after 10:00 pm unless they have arranged, in advance, a later arrival due to a work schedule.

**Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.**

Adequate utilities, access roads, drainage, necessary facilities or other measures are provided.

**Adequate measures have been or will be taken to minimize traffic congestion in the public streets.**

Given the nature of the use, it is expected that few guest would arrive at the site by car. For staff that may drive to the site, there is a parking lot that serves the church across the street at 240 Morgan Avenue North. This parking lot will be monitor by staff.

**Is consistent with the applicable policies of the comprehensive plan.**

The proposed conditional use is consistent with the following policies of the *Minneapolis Plan for Sustainable Growth*.

**Housing Policy 3.4:** *Preserve and increase the supply of safe, stable and affordable supportive housing opportunities for homeless youth, singles and families.*

**3.4.5** *Implement and promote additional strategies to reduce homelessness, such as those identified in Heading Home Hennepin.*

*Staff comment: While the Heading Home Hennepin plan suggests that, over time, shelters should be replaced by other forms of permanent housing, it recognizes that shelters are a critical component of serving those in urgent need.*

(1)

**The conditional use shall, and does, in all other respects, conform to the applicable regulations of the district in which it is located.**

With approval of the conditional use permit, this development will meet the applicable regulations of the zoning district in which it is located. The applicant is aware that, when shelters are established as an accessory use, they are subject to the following standards from section 537.110 of the zoning code:

**(1) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.**

This shelter is appointment only

**(2) The number of guests shall not exceed the housing code occupancy requirements.**

The proposed maximum number of guests (30 people) is consistent with accessibility, occupancy, egress, and other applicable standards of the building and housing codes.

**(3) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.**

A copy of the management plan and a floor plan has been submitted and are attached for reference. The management plan outlines shelter operations, admission and discharge criteria, a neighborhood communication plan, a security and client management plan and a buildings and grounds plan.

**(4) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.**

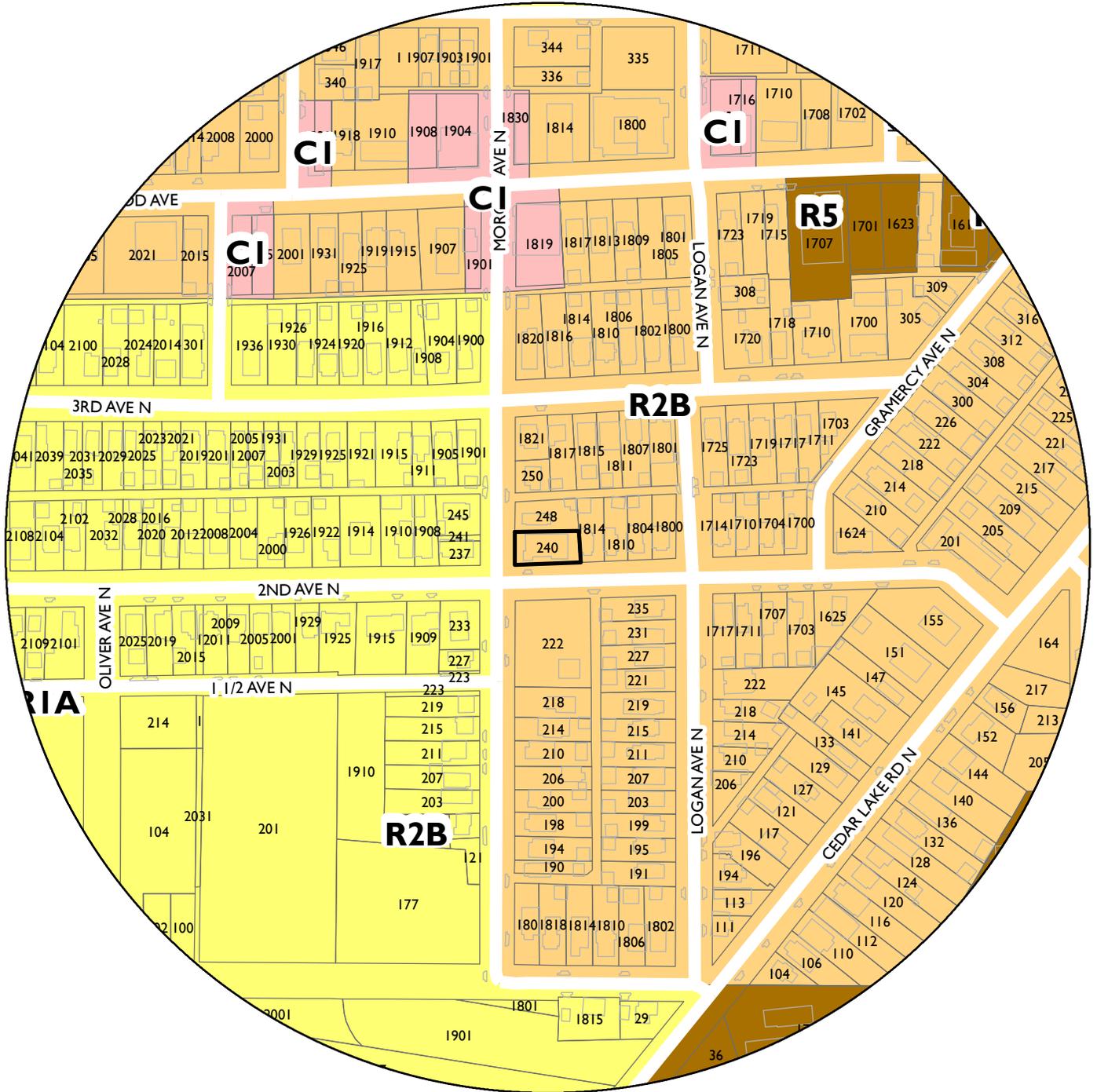
The applicant understands that this is a requirement and will comply with the requirement.

# Church of the Master's Love

5th

NAME OF APPLICANT

WARD

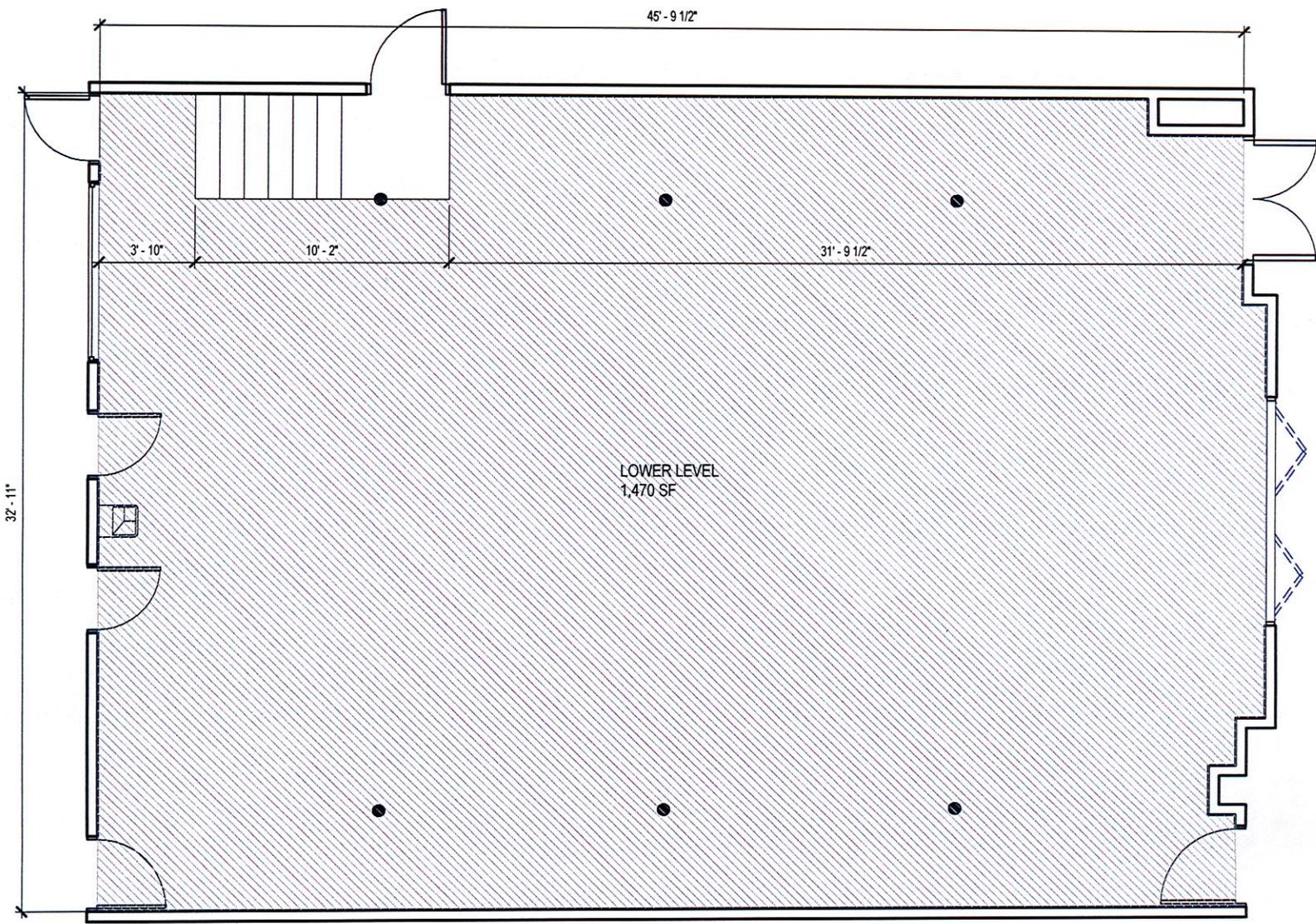


PROPERTY ADDRESS

**240 Morgan Ave N**

FILE NUMBER

**BZZ-7550**



① LOWER LEVEL  
1/4" = 1'-0"

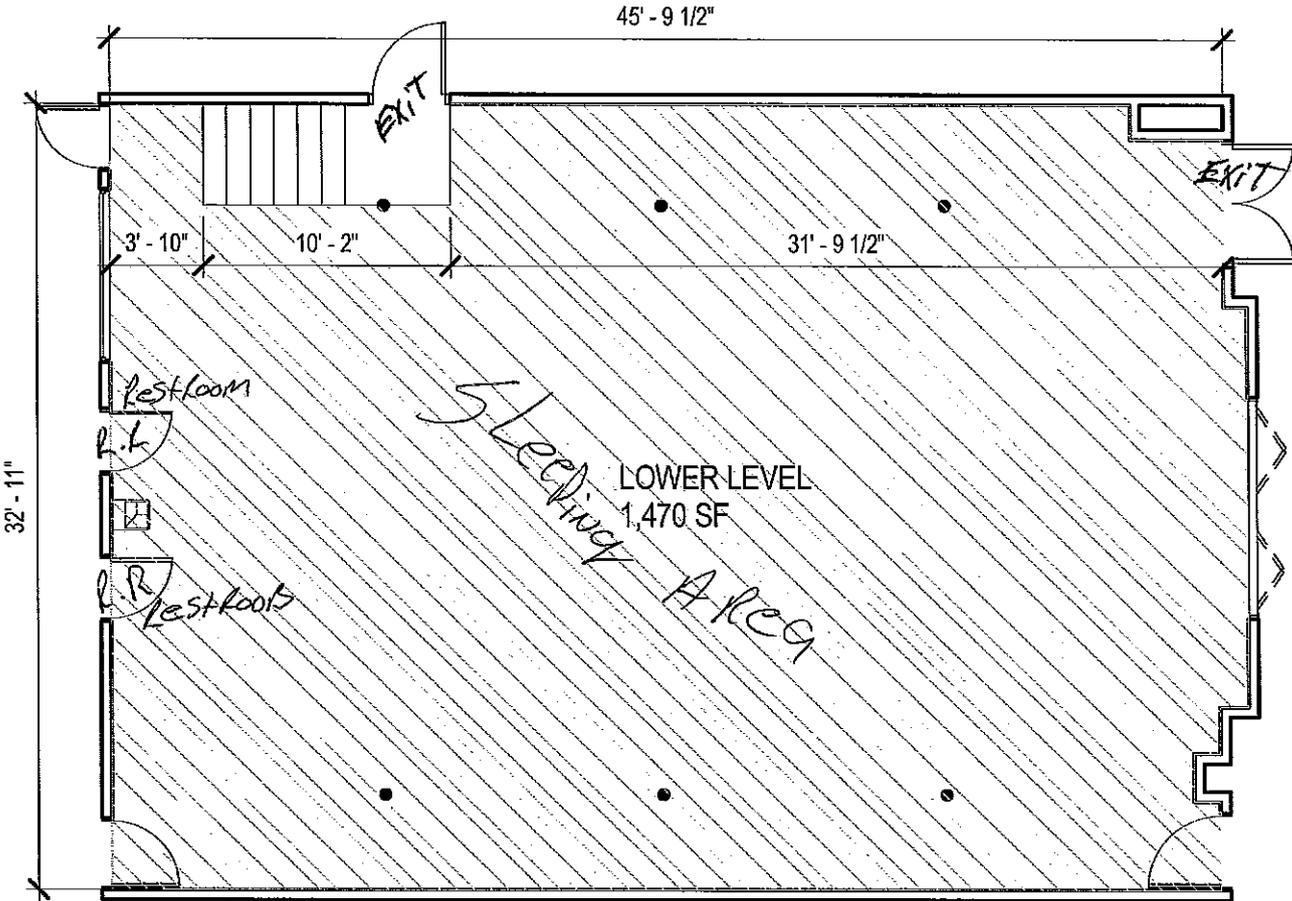
CHURCH OF THE MASTERS LOVE

240 Morgan Ave N,  
Minneapolis, MN 55408

LOWER LEVEL FLOOR PLAN

CHURCH OF  
THE  
MASTERS  
LOVE

240 Morgan Ave N,  
Minneapolis, MN 55405



LOWER LEVEL  
FLOOR PLAN

① LOWER LEVEL  
1/8" = 1'-0"

SECTION 22  
DESCRIPTION OF THE SITE

The subject site is located on the northeast corner and the southeast corner of Morgan Avenue North and 2<sup>nd</sup> Avenue North, just about six blocks south of State Highway 55, in the north central part of the City of Minneapolis. According to city records, the subject site contains a gross/net area of 24,167 square feet or .55 acres for both parcels. See PLAT MAP and SITE MAP in Section 21 for visual representation.

PHYSICAL CHARACTERISTICS

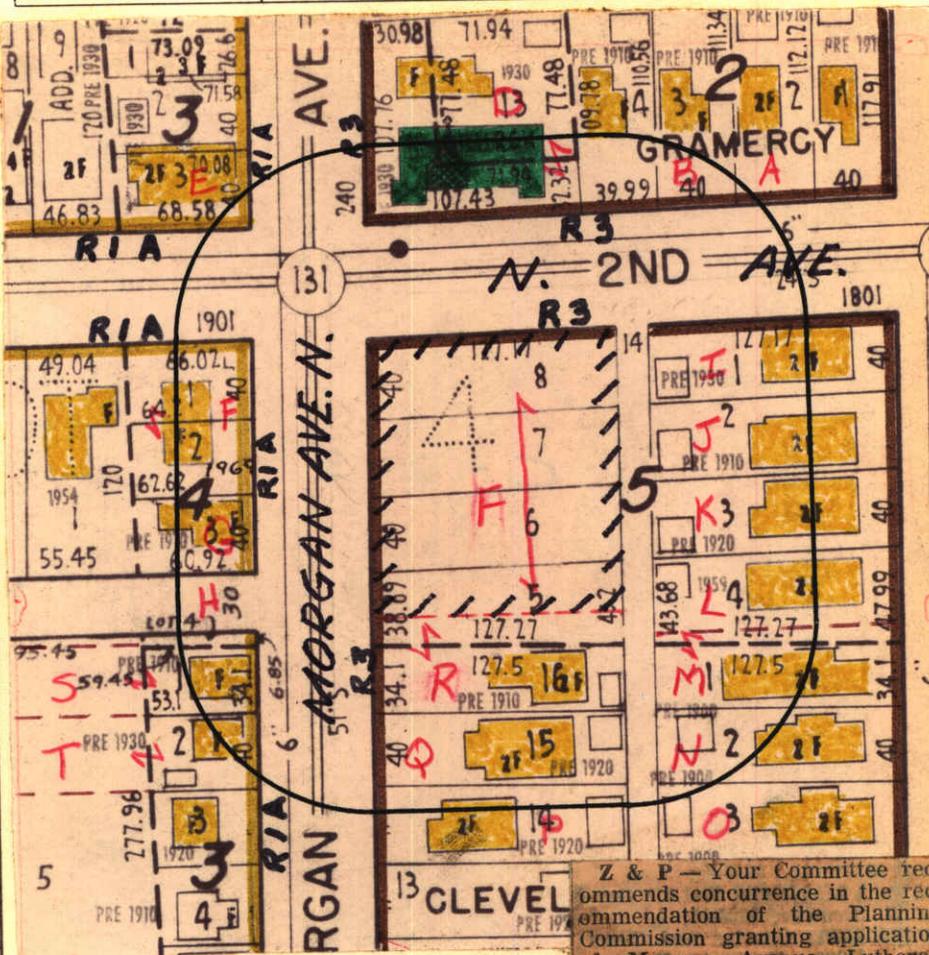
Dimensions:	Two Separate Lots, see SITE MAP on page 43
Gross Area: (as per county)	24,167 sq ft; .55 ac; typical in neighborhood
Net Site Area:	24,167 sq ft; .55 ac; typical in neighborhood
Topography:	Mostly level; typical in neighborhood
Lot Shape:	Rectangle; typical in neighborhood
Lot Elevation:	At and above street grade; typical in neighborhood
Street Access:	Average access to Morgan Avenue North
Street Frontage:	147± lineal feet along Morgan Avenue North 127± lineal feet along 37 <sup>th</sup> Avenue South
Fema Flood Zone <> Map <> Date:	Zone X <> Map #27053C-0356-E <> 09/02/04 See comment on page 8

SITE IMPROVEMENTS

Water:	City Water <> connected to the building
Sewer:	City Sewer <> connected to the building
Electricity:	Public <> connected to the building
Natural Gas:	Public <> connected to the building
Telephone:	Public <> connected to the building
Drainage:	To north and west to city storm sewer system
Parking:	Approximately 11,300 square feet of asphalt parking area with about 30± on-site parking stalls
Fencing:	None Noted
Yard Lighting:	Several building mounted
Landscaping:	Sod, shrubs, trees and landscape beds
Underground Irrigation:	None Noted
Signage:	Illuminated monument sign
Other:	Concrete areas of about 1,500 square feet

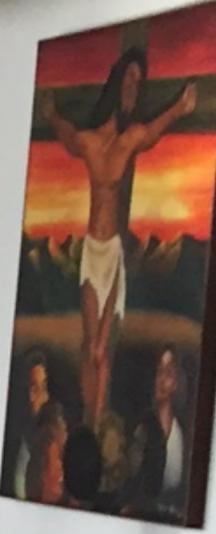
Code	PROPERTY OWNERS
A	Peter W. Kallunki
B	Rosella J. Olsen
C	Gale W. Pierce
D	Morgan Av. Luth. Ch.
E	Eino Hakarinen
F	Mpls. Housing & Redevel.
G	Katie Salmela
H	City of Mpls.
I	Abel A. Korhone
J	Ellen Wuollet
K	Arthur C. Joki
L	Oscar Kivi
M	Carl Manijak
N	Reuben C. Hammer
O	Waino E. Forsman
P	David J. Lyytinen
Q	Madie M. Eskola
R	Terry T. Seland
S	David J. Keith
T	
U	
V	
W	
X	
Y	
Z	
AA	
BB	
CC	
DD	
EE	
FF	
GG	
HH	
II	
JJ	
KK	
LL	
MM	
NN	

Morgan Avenue Lutheran Church	374-2945
APPLICANT NAME	PHONE
201 Morgan Avenue North	
	ADDRESS
12	APPLICATION <u>APRIL 21</u> 19 <u>72</u>
	BD. OF ADJUST. _____ 19 _____
	CITY PLANNING <u>MAY 15</u> 19 <u>72</u>
	ZONING PLATE CITY COUNCIL <u>MAY 26</u> 19 <u>72</u>
	WARD 5th
ZONING MAP CHANGE	MAP DATE INITIAL
	ZONING <u>5-8-72</u> <u>K.A.K.</u>
	BLDG. INSP. <u>5-19-72</u> <u>EV</u>



PETITION FOR AMENDMENT		APPEAL FOR VARIATION
PRESENT ZONING	PROPOSED ZONING	<u>COND. USE PERMIT FOR PARKING LOT ACCESSORY TO A CHURCH</u>
<u>R3</u>	—	
SE Corner of 2nd Av. N & Morgan Av. N.		FILE
PROPERTY ADDRESS		<u>C-213</u>

LOOK!! GOD IS DOING A NEW THING!



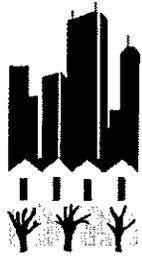




EMERGENCY  
EXIT ONLY  
DOOR MUST  
REMAIN CLOSED  
AT ALL TIMES







Harrison  
Neighborhood  
Association

Reverend Marcell Garretson  
Church of the Master's Love  
240 Morgan Avenue North  
Minneapolis, Minnesota 55405

12/2/15

Dear Reverend Garretson:

On behalf of the Harrison Neighborhood Association, thank you for taking time to meet with our Board of Directors. As discussed, Harrison Neighborhood Association (HNA) supports the proposal to establish an overnight housing center for less than 30 people at the Church of the Master's Love, under your direction. We look forward to regular progress updates regarding this effort and to working with you to ensure Harrison resident engagement.

Please know that HNA can serve as a drop-off for blankets and other items to support community members in need and we are happy to coordinate this with your team. HNA understands that you are interested in future development to house more people. We trust that you will ensure that planning and implementation take into account the health and safety of the community within and around Church of the Master's Love. Any housing of registered or known sex offenders and people convicted of violent crimes in a group housing or similar facility requires further review by Harrison Neighborhood Association. It is our intention to ensure a mutually beneficial path forward for both you, residents and businesses within Harrison.

I understand that you have many years in this field. You have my personal thanks and appreciation for stepping up to walk alongside our community members. Please let me know how HNA might be of further service in this work.

Respectfully,

Shauen V. T. Pearce Executive  
Director

## Sether, Shanna M

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**From:** james kantorowicz <jimkk55405@gmail.com>  
**Sent:** Monday, February 01, 2016 5:30 PM  
**To:** Sether, Shanna M  
**Subject:** 240 Morgan conditional use permit

**Categories:** Church of Master's Love

Dear Shanna,

I am writing this email to let you know that I am against giving a conditional use permit to the Church of the Masters Love allowing an overnight shelter accessory.

I live at 1817 3rd Avenue N and am within 350ft of the planned overnight shelter.

Today was the first I heard of it. I believe that an overnight shelter could very likely limited my use and enjoyment of my property.

I think the City of Minneapolis needs to start planning these sorts of facilities in areas that are less effected by concentrations of poverty.

I would just add that I understand that the Harrison Neighborhood Association sent you a letter of endorsement for this project. I spoke with two of my neighbors close to 240 Morgan and neither of them had heard about this project. I don't believe that our neighborhood association is representing the neighbors. How could they when they didn't call or otherwise contact us about this issue.

Thanks!

## **Sether, Shanna M**

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**From:** Benjamin Thompson <benjamin345@gmail.com>  
**Sent:** Monday, February 01, 2016 9:00 AM  
**To:** Sether, Shanna M  
**Subject:** Church of the Masters Love Application

**Categories:** Church of Master's Love

Ben Thompson  
2119 2nd Ave n

Regarding the application of Marcell Garreston of The Church of the Masters Love for a homeless shelter, I would vote NO.

Within walking distance of the proposed location there are two well run shelters, Mary's Place, and the Salvation Army. There are also **THREE SEX OFFENDER HALFWAY HOUSES** a couple blocks away. I think Harrison has more than its fair share of support shelters.

There was a federal law passed several years ago that said affordable/section 8 type housing had to be evenly distributed amongst municipalities. That law led to the raizing on the projects on what is now the Van White Blvd area. I think the same sentiment should be applied to the housing of homeless people and arguably Sex Offenders.

Regards,  
Ben Thompson  
2119 2nd Ave N

## Sether, Shanna M

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**From:** arena14@yahoo.com  
**Sent:** Tuesday, February 02, 2016 9:23 AM  
**To:** Sether, Shanna M  
**Subject:** Church of the Masters of Love

**Categories:** Church of Master's Love

I'm writing to you after seeing the proposal of the facility stated in the subject to be use as a overnight shelter for up to 30 adult males. I am highly against it since I have small children that plays around the neighborhood. It will make our quite neighborhood unsafe for the kids. Last December a homeless man tried to force his way into our home. After his failed attempt, he tried to destroy our property. Please consider the decision as if our children in the neighborhood as if their your own. We would like to be able to let our kids play outside and not have to worry about strange male adults coming in and out of our neighborhood!

Thank you!

~Qer

## Sether, Shanna M

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**From:** Monica Arons <monica\_aron@yahoo.com>  
**Sent:** Tuesday, February 02, 2016 8:19 AM  
**To:** Sether, Shanna M  
**Subject:** Conditional Use Permit - Church of the Masters Love

**Categories:** Church of Master's Love

Shanna, I am opposed to issuing a conditional use permit for a Overnight Shelter in our residential neighborhood. Some of my concerns include the number of people allowed in the shelter, the presence of security at the shelter, how to manage overflow if/when the shelter exceeds their authorized limit. I am also concerned about where the people will go daily when they leave the shelter.

I think the Church has many opportunities to support the homeless and still support the lifestyle we, their neighbors, have chosen by purchasing a home in a residential neighborhood.

Can you tell me what factors you consider when deciding to approve or deny this permit. Specifically, what conditions and standards need to be met to issue a permit for an overnight shelter.

Thanks!

Monica Arons  
219 Morgan Av N

## Sether, Shanna M

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**From:** uakojtus <uakojtus@yahoo.com>  
**Sent:** Tuesday, February 02, 2016 8:55 AM  
**To:** Sether, Shanna M  
**Subject:** Master Love Church

**Categories:** Church of Master's Love

I don't approved this action. Several years ago my car was broken in. I know it was the homeless people that did it. Because they were sleeping it the back of my alley of the corner store. They're gone after my car got break in. Please no homeless people around my neighborhood. Last month a homeless tried to force himself into my in-laws home. They live on 1809 Glenwood Ave N. And that's just 3 house behind my place.

Thanks

Jimmy Som

Sent from my T-Mobile 4G LTE Device

## Sether, Shanna M

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**From:** Tou Yang <oakland002@yahoo.com>  
**Sent:** Tuesday, February 02, 2016 9:03 AM  
**To:** Sether, Shanna M  
**Subject:** No homeless over night

**Categories:** Church of Master's Love

About a couple of weeks ago, a caucasian homeless male was going around the neighborhood knocking on doors, he came to our house 1809 Glenwood ave N, at the time there was 7 little kids under the age of 10 and 3 adults, I had my 4 month old son in my arms when I went to answer the door, he wanted help , but when I told him no and try to close the door, he try forcing his way in, remember I have a 4 month old infant in my arm, so I only have one arm to deal with him. Luckily for me I was able to close the door , he stood outside yelling at me, then he left and went from door to door knocking .

Imagine if it was just some young kids home alone, he would have force his way in.

I call the police and after 20-30 minutes and 2 other patrol cars went by , finally one came by, they didn't do anything but told him to leave the area.

And that was with just one guy, also in the area is where kids get off walking home A LONE!

So NO, I do not want this in my area.

Tou Yang

## Sether, Shanna M

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**From:** Lee <gonksgirl@yahoo.com>  
**Sent:** Tuesday, February 02, 2016 8:48 AM  
**To:** Sether, Shanna M  
**Subject:** Project proposal on 240 Morgan Ave N

**Categories:** Church of Master's Love

I just received a notice stating that the City Planning Commission wants to turn the Church on 240 Morgan Ave N, Minneapolis into a homeless shelter. I vote NO to this. This is a residential area and I feel unsafe with my children walking and to from school if this is located in right within our neighborhood!

Again, I vote NO.

Thank you.

## Sether, Shanna M

---

**From:** Jon Skuldt <jon@mnggrantwriters.com>  
**Sent:** Monday, February 01, 2016 3:27 PM  
**To:** Sether, Shanna M  
**Subject:** Re: Overnight shelter accessory, 240 Morgan Ave N.

**Categories:** Church of Master's Love

Thanks very much. I feel pretty satisfied on the matter and hope for the same from my neighbors.

Jon

Sent by me

> On Feb 1, 2016, at 2:50 PM, Sether, Shanna M <[Shanna.Sether@minneapolismn.gov](mailto:Shanna.Sether@minneapolismn.gov)> wrote:

>

> Hello Jon,

>

> An overnight shelter is a conditional use, when accessory to an existing religious institution. A conditional use permit is required to authorize this use and we hold a public hearing (city planning commission) to review the use to ensure it is consistent with the legal findings. I have attached the application materials from the applicant for your review.

>

> Answers to your questions in your second e-mail:

>

> 1) The church is planning to operate the shelter. They will have two staff overnight. They take in single, adult men, by appointment only and transport them in the morning.

> 2) Single, adult men

> 3) This is not information provided by the applicant.

> 4) They have two staff overnight.

> 5) The sleeping area is in the basement of the existing church - attached you'll see the floor plan and the photos of the space.

> 6) I am not sure if you're asking if the occupants will be sober or if this is inebriate housing or sober housing. Please clarify.

>

> Thank you,

>

>

> Shanna Sether

> Senior City Planner

>

> City of Minneapolis - Community Planning and Economic Development

> 250 S. Fourth Street - Room 300

> Minneapolis, MN 55415

>

> Office: 612-673-2307

> [shanna.sether@minneapolismn.gov](mailto:shanna.sether@minneapolismn.gov)

> [www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)

>

>

>  
>  
> -----Original Message-----  
> From: Jon Skuldt [<mailto:jon@mngrantwriters.com>]  
> Sent: Monday, February 01, 2016 2:36 PM  
> To: Sether, Shanna M  
> Subject: Re: Overnight shelter accessory, 240 Morgan Ave N.  
>  
> A few more questions:  
>  
> 1) What's the history of working with security and shelter management? are they working with an agency that this currently working with homeless people?  
> 2) men? women? families?  
> 3) How is it funded?  
> 4) How many paid staff?  
> 5) are the guests all sleeping in one room?  
> 6) is it a sober shelter?  
>  
> Thanks again,  
> Jon  
>  
>  
>> Hello,  
>>  
>> I live/own within 350 feet of the property in question. I assume  
>> there's some sort of oversight/inspection/compliance/standards  
>> committee that ensures the operations of shelters are safe and don't  
>> incur problems in the neighborhoods where they're located? Please  
>> advise. I would also be interested in seeing the details of the plan.  
>> So long as the standards for safeguarding the health and welfare of  
>> both the visitors and surrounding community are sufficient, then I'm  
>> glad to see this proposal. My best wishes for the safe and successful  
>> operation of this shelter in the community.  
>>  
>> Thank you,  
>> Jon Skuldt  
>  
>  
> <BZZ 7550\_attachments.pdf>

## Sether, Shanna M

---

**From:** James Mullaly <jemullaly@gmail.com>  
**Sent:** Monday, February 01, 2016 6:19 PM  
**To:** Sether, Shanna M  
**Subject:** Re: Public Hearing - Church of the Masters Love

**Categories:** Church of Master's Love

Thank you for the response Shanna. I have to say that I strongly oppose the use of the church next door as a homeless shelter!

I purchased my home in Harrison at the end of 2008 when the neighborhood was in tough shape, but I saw promise. For the first few years everyone routinely heard gun shots (neighbors at 248 Morgan Ave. N even had a bullet lodged in their front door). Just about every house in the neighborhood was broken into (I have a security system so luckily avoided a robbery). And, the church which was under different ownership was foreclosed.

However, in the last couple years things have started to get better. People are fixing up their homes and making things look better, home values are increasing, gun shots are not very common and nobody I know has dealt with a burglary recently. Everyone I know in the neighborhood is happy about the progress!

I am not a heartless person and I do what I can to support charities around the world. However, I feel a shelter right in the midst of our residential neighborhood will be detrimental to the progress that has been made.

I do plan to attend the meeting on 2/8 at 4:30pm and here are additional concerns I have:

- Would all homeless occupants be required to pass criminal background checks?
- Would the neighborhood be notified if a former convicted sex offender made an appointment to stay in the church?

Thank you,  
James

On Mon, Feb 1, 2016 at 3:50 PM, Sether, Shanna M <[Shanna.Sether@minneapolismn.gov](mailto:Shanna.Sether@minneapolismn.gov)> wrote:

Hello James,

The Church of Masters Love is proposing to add up to 30 overnight shelter beds for single, adult homeless men. The occupants of the shelter would come to the site by appointment only and be given dinner and breakfast. The shelter

would close at 7am and occupants would be transported off-site by the church bus. There would be two overnight staff from the church.

Please let me know if you have any further questions.

Thank you,

**Shanna Sether**

*Senior City Planner*

**City of Minneapolis – Community Planning and Economic Development**

250 S. Fourth Street – Room 300

Minneapolis, MN 55415

Office: [612-673-2307](tel:612-673-2307)

[shanna.sether@minneapolismn.gov](mailto:shanna.sether@minneapolismn.gov)

[www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)



**From:** James Mullaly [mailto:[jemullaly@gmail.com](mailto:jemullaly@gmail.com)]  
**Sent:** Monday, February 01, 2016 8:50 AM  
**To:** Sether, Shanna M  
**Subject:** Public Hearing - Church of the Masters Love

Hi Shanna

I received a letter in my door yesterday regarding the public hearing for the permit Marcell Garreston submitted. As a home owner right next to the church I am very concerned about the meaning of "overnight shelter". Can you please provide more detailed information?

Thank you,

James Mullaly

1814 2nd Ave. N.

## Sether, Shanna M

---

**From:** Robyn Hellekson <robyn@oakridgecountryclub.net>  
**Sent:** Monday, February 01, 2016 3:43 PM  
**To:** Sether, Shanna M  
**Cc:** garrett.larson.k2uu@statefarm.com; kalani366@aol.com; haltli11@aol.com  
**Subject:** RE: Response to Overnight Shelter Accessory -Church of the Masters Love

**Categories:** Church of Master's Love

Hi Shanna,

Thank you for your email & for taking my statement. While I am somewhat relieved to know that the overnight stays would be scheduled by appointment, my concerns regarding the impact on the neighborhood remain the same. 30 beds is still a sizeable amount for that small location & even though they may get rooms by appointment, that doesn't stop people from attempting to visit the location to attempt to get a spot. I appreciate you sharing my letter with the planning commission.

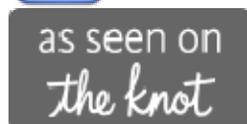
Sincerely,

Robyn Hellekson  
Catering Director



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Hopkins, MN 55305  
Phone: (952) 935-7721  
Fax: (952) 935-2732  
[www.oakridgecountryclub.net](http://www.oakridgecountryclub.net)



---

**From:** Sether, Shanna M [mailto:Shanna.Sether@minneapolismn.gov]  
**Sent:** Monday, February 01, 2016 3:11 PM  
**To:** Robyn Hellekson  
**Cc:** garrett.larson.k2uu@statefarm.com; kalani366@aol.com; haltli11@aol.com  
**Subject:** RE: Response to Overnight Shelter Accessory -Church of the Masters Love

Good afternoon,

Thank you for your statement. I will include it in the public record for review by the city planning commission. I would like to add some additional information regarding this particular use. The operator is proposing to add not more than 30 shelter beds, to single, adult males. The applicant said that they will arrive to the site by appointment only (queues are prohibited) and they will be transported off-site by the Church's bus when the shelter closes at 7am.

Have a wonderful day,

---

**Shanna Sether**  
*Senior City Planner*

**City of Minneapolis – Community Planning and Economic Development**  
250 S. Fourth Street – Room 300  
Minneapolis, MN 55415

Office: 612-673-2307  
[shanna.sether@minneapolismn.gov](mailto:shanna.sether@minneapolismn.gov)  
[www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)



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**From:** Robyn Hellekson [<mailto:robyn@oakridgecountryclub.net>]  
**Sent:** Monday, February 01, 2016 10:23 AM  
**To:** Sether, Shanna M  
**Cc:** [garrett.larson.k2uu@statefarm.com](mailto:garrett.larson.k2uu@statefarm.com); [kalani366@aol.com](mailto:kalani366@aol.com); [haltli11@aol.com](mailto:haltli11@aol.com)  
**Subject:** Response to Overnight Shelter Accesory -Church of the Masters Love  
**Importance:** High

Dear Shanna,

The purpose of my email is in response to the Notice of Public Hearing we received regarding Marcell Garreston's application to permit an overnight shelter accessory to the existing Church of the Masters Love. I ask that you share my letter with those making the decision regarding this application. Yesterday, one of our neighbors informed us of the church's application and both my fiancé and I were extremely concerned. We just welcomed our first baby, a little girl 4 months ago. We do not feel an overnight shelter a few doors down from us would create a safe living environment for our family. I have lived at 190 Morgan Ave. N., just a few doors down from the church since July of 2007. As a Minneapolis Resident, I have seen the atmosphere a shelter creates. Weekly, I drive by Higher Ground Shelter. People can be seen at all hours loitering outside, sleeping outside the building, and the grounds are littered with garbage left behind. That isn't the community I have chosen to build a family in. The neighbors I have talked with regarding this issue are also nervous and upset.

I do not deny that homelessness is not a real issue in Minneapolis, nor that those individuals deserve help. The problem is, the resources that can assist them already exist right down the road. Higher Ground Shelter located at 165 Glenwood Avenue and Mary's Place located 401 North 7<sup>th</sup> Street are both less than 2 miles away from our neighborhood. Why do we need a shelter in our residential area when two such places exist less than 5 minutes away? I would like to point out that both of these locations are not directly located in a neighborhood filled with houses. They are located in primarily business districts of Minneapolis.

It sounds stereotypical, but we know that shelters house many individuals with chemical dependency issues and mental illness. Whether or not those individuals pose a risk to my safety or the safety of my family isn't something I wish to roll the dice on. As a new mom, the bottom line is that I will not 'roll the dice' on my daughter's safety. I refuse to take those risks. I don't feel comfortable bringing her for a stroller ride next to a location that houses these individuals. In the past 9 years, I have enjoyed seeing our neighborhood slowly being rehabilitated. When I moved in, there were 3 houses on the block that were dilapidated and have since been purchased and renovated. The progress has been slow. We have all worked extremely hard to bring our house values up and be active in our community. Bringing a shelter into our block would bring our property values down. After all that hard work, a shelter would threaten the amount of time and dollars we have put into our homes. A shelter would also create a roadblock for potential buyers in the future.

While I am very sensitive to this issue, this is literally too close to home. I know that the Planning Commission stated in the notice that it 'will make a determination based on required findings of fact'. That is understandable, but the damage this shelter could potentially create for our community cannot yet be measured or deemed as 'fact'. The church is asking us to just 'roll the dice' on this one. As a taxpayer, mother and constituent...I refuse to take that risk. While we can only speculate the future ramifications this approval may create, we do know that it would change the feel of our community. A community we have worked hard to build and sustain. Properties we have put our hard earned money into. A place we call home. Please do not approve this application.

I appreciate you taking the time to read my thoughts and concerns.

Sincerely,

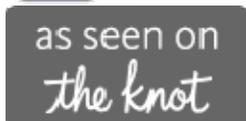
Robyn Hellekson  
Garrett Larson  
190 Morgan Ave N.  
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phone: 612-388-6151

Robyn Hellekson  
Catering Director



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## Sether, Shanna M

---

**From:** Lee Vue <leevu3@yahoo.com>  
**Sent:** Tuesday, February 02, 2016 8:55 AM  
**To:** Sether, Shanna M  
**Subject:** Vote NO to 240 Morgan Ave N project!

**Categories:** Church of Master's Love

I vote NO to the City Planning Commission's project to the Church on 240 Morgan Ave N, Minneapolis into a homeless shelter.

Again, I vote NO for the safety of my kids.

Thank you

## Sether, Shanna M

---

**From:** Ashley Kreidler <ashkreid@gmail.com>  
**Sent:** Tuesday, February 02, 2016 9:47 AM  
**To:** Sether, Shanna M  
**Subject:** Shelter at 240 Morgan

**Categories:** Church of Master's Love

Dear Ms Sether,

My name is Ashley Kreidler and my fiance and I own the home (248 Morgan) directly next to the Church of Masters Love. The church and our property share plot lines. We live here with our 18 month old daughter.

We strongly oppose the idea of allowing a conditional use permit for an overnight shelter at the church and have many concerns for ourselves and the neighborhood. We plan on attending the meeting on Monday to express this further.

Thank you,  
Ashley