



Legislation Details (With Text)

File #: RES 23-536 **Version:** 3
Type: Resolution **Status:** Passed
In control: City Council
Final action: 4/26/2023

Title: Approving the application with conditions, per the Legislative Hearing Officer for Clairview Holdings LLC (License ID #19980003516), d/b/a Groveland Tap, located at 1834 St. Clair Avenue, to add a new Liquor Outdoor Service Area (Patio) and expand the indoor On-Sale Liquor Service Area licenses to the existing Malt On-Sale Strong and Wine On-Sale licenses. (amended and laid over from April 19, 2023)

Sponsors: Chris Tolbert

Indexes:

Code sections:

Attachments: 1. Signed Conditions Affidavit, 2. Minutes, 3. Class N Application, 4. Floor Plan, 5. Updated Site Plan, 6. Street Photos, 7. STAMP Activity Report, 8. Incident Report, 9. Objection #1, 10. Objection #2, 11. Objection #3, 12. Objection #4, 13. Objection #5, 14. Objection #5 addendum, 15. Objection #5 addendum 2 (received after hearing), 16. Objection #6, 17. Objection #7, 18. Objection #8, 19. Objection #9, 20. District Council Letter of Support (03-27-2023), 21. District Council Letter of Support (11-11-2022), 22. Aerial Photo, 23. Zoning Map, 24. Plat Map, 25. 100' Property Ownership, 26. AMANDA Print Screen, 27. Class N Notification, 28. Notification of License Hearing, 29. License Hearing Sign-in Sheet

Date	Ver.	Action By	Action	Result
4/28/2023	3	Mayor's Office	Signed	
4/26/2023	3	City Council	Adopted	Pass
4/19/2023	1	City Council	Laid Over	Pass

Approving the application with conditions, per the Legislative Hearing Officer for Clairview Holdings LLC (License ID #19980003516), d/b/a Groveland Tap, located at 1834 St. Clair Avenue, to add a new Liquor Outdoor Service Area (Patio) and expand the indoor On-Sale Liquor Service Area licenses to the existing Malt On-Sale Strong and Wine On-Sale licenses. (amended and laid over from April 19, 2023)

WHEREAS, Clairview Holdings LLC (License ID #19980003516), d/b/a Groveland Tap, located at 1834 St Clair Avenue, has applied for Class N licenses to add a new Liquor Outdoor Service Area (Patio) and expand the indoor On-Sale Liquor Service Area licenses to the existing Malt On-Sale Strong and Wine On-Sale licenses; and

WHEREAS, a notification regarding the license application was sent from the Department of Safety and Inspections to the affected neighborhood for the period of March 15, 2023, to March 30, 2023; and

WHEREAS, during the notification period, objections were received which triggered the hearing and a hearing was held on April 3, 2023; and

WHEREAS, the objections were related to parking, noise, garbage, public notice, and safety; and

WHEREAS, the applicant also received support for approval from the District Council 14 - MaCalester-Groveland Community Council on March 22, 2023; and

WHEREAS, after conducting the hearing and considering the testimonies and evidence, the Legislative Hearing Officer's recommended that the application submitted by Clairview Holdings LLC ((License ID #19980003516), d/b/a Groveland Tap, located at 1834 St Clair Avenue, to add a Liquor Outdoor Service Area (Patio) license and expand the indoor On-Sale Liquor Service Area license to its existing Malt On-Sale Strong and Wine On-Sale licenses, be approved with the following conditions:

1. Per City of Saint Paul Legislative Code 409.15(a)(2), On-sale wine license shall mean a license authorizing the sale of wine not exceeding fourteen (14) percent alcohol by volume, for consumption on the licensed premises only in conjunction with the sale and service of food (menu item only). The sale of Malt (Strong) will also take place only in conjunction with the sale and service of food.
2. Per City of Saint Paul Legislative Code 409.15(d), licensee must be able to show that gross receipts are at least sixty (60) percent attributable to the sale of food.
3. Licensee will submit to the Department of Safety and Inspections (DSI) annual gross receipts for food and liquor for each year the license is renewed.
4. On a daily basis, the Groveland Tap staff will pick up all the trash directly in front the building and directly behind the building in the alley. Additionally, all trash will be picked up daily in the parking lot.
5. Outdoor service and consumption of food, wine, and beer will end at 9:00 p.m. on Sunday through Thursday nights with the area being cleared no later than 9:30pm, and at 10:00 p.m. on Friday and Saturday nights with the area being cleared no later than 10:30pm.
6. The staff will monitor and control patron noise diligently, so that it does not create a disturbance in the neighborhood.
7. Signage shall be prominently posted at all entrances and exits to make patrons aware that when they leave the premises they are exiting into a residential neighborhood and should show respect and consideration for the residents. Additionally, all patrons and staff will exit the premises through the front door facing St. Clair Ave.
8. Signs will be placed on each outdoor table reminding patrons that they are in a residential area. They must show consideration for the neighbors and keep their noise down.
9. All activity taking place on the exterior of the property lot on which the licensed premises is contained must comply with applicable State and Local rules and regulations, including but not limited to Chapter 293 Noise Regulations of the City of Saint Paul Legislative Code.
- ~~10. The licensee and/or property owner shall ensure that the existing off-street parking spaces currently located within the lot at O St. Clair Ave remains available for patron parking.~~

WHEREAS, during the City Council meeting on April 19, 2023, the City Council found that Condition #10 did not align with the intent of the Council when they removed minimum parking requirements from zoning laws, and struck that condition; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Saint Paul hereby approves this license application with the aforementioned agreed-upon conditions and finds that the license conditions are reasonable, and the application is in order and there are no grounds to deny the approval of the licenses.

The conditions affidavit was signed and submitted on April 21, 2023.