



# PLANNING COMMISSION MEETING MINUTES Richfield, Minnesota

## Regular Planning Commission Meeting

### January 23, 2023

#### CALL TO ORDER

The meeting was called to order by Chair Rudolph at 7:00 p.m. in the Council Chambers.

Planning Commission Members Present: Brendan Kennealy, Vice Chair; Benjamin Surma, Eddie Holmwig-Johnson, James Rudolph, Brett Stursa, and Cole Hooey

Planning Commissioners Absent: None

Staff Present: Sam Crosby, Planner II; Nellie Jerome, Planner I

Others Present: Rodney Hintz, MSP Commercial; Dean Lerum, Lerum Auto

#### APPROVAL OF MINUTES

M/Kennealy, S/Holmwig-Johnson to approve the minutes of the Regular Planning Commission Meeting of December 12, 2022

Motion carried: 6-0

#### OPEN FORUM

Chair Rudolph reviewed the options to participate in the open forum.

<b>ITEM #1</b>	<b>APPROVAL OF THE AGENDA</b>
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M/Holmwig-Johnson, S/Stursa to approve the agenda.

Motion carried: 6-0

<b>ITEM #2</b>	<b>PUBLIC HEARING TO CONSIDER A THREE-PART REQUEST: SITE PLAN REVIEW, TWO SIGN VARIANCES, AND A ONE-STALL PARKING VARIANCE FOR MSP COMMERCIAL’S HEADQUARTERS AT 6436 PENN AVENUE SOUTH. (STAFF REPORT NO. 1)</b>
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Planner II Crosby presented Staff Report No. 1.

Chair Rudolph verified that no comments were received from the public. Commissioners discussed the existing nonconforming freestanding sign, the parking configuration, and other site details. The Applicant, Rodney Hintz from MSP Commercial, addressed the Commissioners on traffic and site layout. The neighbor, Dean Lerum from the neighboring property, Lerum Auto, also commented on traffic movement through the parking lot. Commissioners further discussed traffic and parking and a door on the north side, to the rear of the building.

M/Holmvg-Johnson, S/Hoey to close the public hearing.

Motion carried 6-0.

Commissioner Holmvg-Johnson suggested that the Applicant, the City’s Penn Ave Liquor Store Manager and the City Engineer set up a meeting to resolve any potential traffic issues.

M/Holmvg-Johnson, S/Stursa to Recommend approval of the proposed site plan, sign variances and parking variance for 6435 Penn Avenue South, as well as the reciprocal access easement and maintenance agreement.

M/Stursa, S/Rudolph to amend the motion to require the north side rear door access to be eliminated if it is not required by code.

Motion for amendment failed: 2-4 (Rudolph and Stursa voting in favor)

Motion carried: 6-0

<b>ITEM #3</b>	<b>LIAISON REPORTS</b>
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- Community Services Commission: Chair Rodolph reported that thy welcomed the MN Whitecaps at the Richfield Ice Arena and discussed local sales tax.
- City Council: Commissioner Kennealy Reported that they had a work session on 1/10 to discuss the City Charter and Regular Meeting where incoming Councilmember Christensen and Mayor Supple each had an Oath of Office. They discussed the single-family zoning amendment and a new liquor license for the Ice Arena. They reviewed plans for the year at the 1/12 Legislative Breakfast.
- Housing and Redevelopment Authority (HRA): Commissioner Stursa reported that the Richfield Flats proposal at 7700 Pillsbury Avenue South did not receive Tax Credits, so the HRA extended the contract for an additional year so they could apply again. The HRA put out a request for Information for a development partner for the property at 494 and 77, the deadline is 2/17.
- Richfield School Board: Commissioner Holmvg-Johnson reported that the School Board reviewed enrollment numbers, which were steady, and the district has about 60% market share of all district students enrolled in the public schools. Enrollment class sizes are down from last year. No major construction projects are anticipated.
- Transportation Commission: Commissioner Surma had no report as the meeting was cancelled.
- Chamber of Commerce: Commissioner Hoey had no report.
- Sustainability Commission: Commissioner Kennealy had no report.

<b>ITEM #4</b>	<b>CITY PLANNER'S REPORT</b>
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Planner II Crosby reported that the updated landscape ordinance was approved at the Jan 10 City Council meeting. The second reading of the zoning ordinance amendment, eliminating the MR-2 District and allowing two-family residences in the R District, will be January 24. The new Planning Commissioner will join the Commission in February.

<b>ITEM #5</b>	<b>NEXT MEETING TIME AND LOCATION</b>
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The next regular meeting is scheduled for Monday, February 27, 2023, at 7:00 p.m. in the Council Chambers at the Richfield Municipal Center.

<b>ITEM #6</b>	<b>ADJOURNMENT</b>
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M/Hooey, S/Surma to adjourn the meeting.

Motion carried: 6-0 and the meeting was adjourned at 7:47 p.m.

Submitted by:

  
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 Nellie Jerome  
 Planner I

  
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 Brett Stursa  
 Planning Commission Secretary