



Planning Commission Minutes

February 28, 2022

- MEMBERS PRESENT: Chair Kathryn Quam, Commissioners Brendan Kennealy, Brett Stursa, Eddie Holmwig-Johnson, James Rudolph, Benjamin Surma, and Gordon Hanson
- MEMBERS ABSENT: None.
- STAFF PRESENT: Melissa Poehlman, Community Development Director; Nellie Jerome, Assistant Planner
- OTHERS PRESENT: Representatives from Kruse Market for item #2, Representatives from Partnership Academy for Item #3,

Chairperson Quam called the meeting to order at 7:00 p.m.

Chairperson Quam introduced the three new Planning Commissioners.

APPROVAL OF MINUTES

M/Stursa, S/ Holmwig-Johnson to approve the minutes of the January 24, 2022, Planning Commission meeting.

Motion carried: 7-0

OPEN FORUM

Comments regarding parking concerns at the proposed Benefactor Brewery were received from Ann and Doug Sewich at 6324 Aldrich Ave.

APPROVAL OF AGENDA

M/Quam, S/Hanson to approve the agenda.

Motion carried: 7-0

OTHER BUSINESS

ITEM #1 - Election of Planning Commission Chairperson, Vice-Chairperson and Secretary. Assistant Planner Nellie Jerome presented the staff report.

M/Quam, S/Hansen to elect Commissioner James Rudolph as chairperson

Motion carried: 7-0

M/Rudolph, S/Stursa to elect Commissioner Quam as vice-chairperson

Motion carried: 7-0

M/Stursa, S/Quam to elect Commissioner Kennealy as secretary

Motion carried: 7-0

ITEM #2 - Appointment of liaisons to the City Council, Community Services Advisory Commission, Housing and Redevelopment Authority, School Board, Transportation Commission, Chamber of Commerce, and Sustainability Commission. Assistant Planner Jerome presented the staff report.

City Council: Commissioner Quam

Community Services Advisory Commission: Commissioner Rudolph

Housing and Redevelopment Authority (HRA): Commissioner Stursa
Richfield School Board: Commissioner Holmwig-Johnson
Transportation Commission: Commissioner Surma
Chamber of Commerce: (vacant)
Sustainability Commission: Commissioner Kennealy

ITEM #3 - Review of the Planning Commission Bylaws. Assistant Planner Jerome presented the staff report. No changes were proposed.

PUBLIC HEARINGS

ITEM #4 - Public hearing to consider a request for a Conditional Use Permit to allow a Class III restaurant (fast food/convenience restaurant) at 4 - 66th Street East (Richfield Shoppes). Assistant Planner Nellie Jerome presented the staff report, and the applicant team was present and spoke about their excitement to open the proposed La Michoacana Tasty restaurant. Commissioners asked about curbside pick-up, liquor licenses, and the role of Conditional Use Permits in land use approvals.

M/Hanson, S/ Holmwig-Johnson to close the Public Hearing.
Motion carried: 7-0

M/ Holmwig-Johnson, S/Surma to recommend approval of a Conditional Use Permit to allow a Class III restaurant (fast food/convenience restaurant) at 4 - 66th Street East (Richfield Shoppes).
Motion carried: 7-0

ITEM #5 - Public hearing to consider a variance request for more impervious surface coverage than allowed by the Zoning Code at 6500 Logan Avenue South. Assistant Planner Nellie Jerome presented the staff report, and the homeowner was present and spoke about his request. Commissioners discussed unique circumstances and setting precedents with regard to variance approvals. Commissioners asked about variance approval requirements and staff confirmed that all requirements would need to be met in order to consider approval of a variance.

M/Quam, S/Hanson to close the Public Hearing.
Motion carried: 7-0

The applicant spoke about the practical difficulties of the proposed swimming pool and impervious surface, and the provision to have a survey done as a condition. Commissioner Stursa noted that she could not find all requirements for variance approval met in this case.

M/ Holmwig-Johnson, S/Stursa to deny a variance request for more impervious surface coverage than allowed by the Zoning Code at 6500 Logan Avenue South.
Motion carried: 4-2 (Commissioners Surma and Rudolph vote to deny, Commissioner Hanson abstained)

LIAISON REPORTS

Community Services Advisory Commission: no report
City Council: (vacant)
Housing and Redevelopment Authority (HRA): No report
Richfield School Board: (vacant)

Transportation Commission: No report
Chamber of Commerce: (vacant)
Sustainability Commission: (vacant)

PLANNER'S REPORT

Work sessions are planned for March 8, April 25, and April 26.

ADJOURNMENT

The next regular meeting is scheduled for Monday, March 28, 2022, at 7pm, via Webex virtual meeting.

M/Kennealy, S/Stursa to adjourn the meeting.

Motion carried: 7-0

The meeting was adjourned by unanimous consent at **8:36 p.m.**

Planning Commission Secretary