



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

City Council Work Session

March 23, 2021

CALL TO ORDER

The meeting was called to order by Mayor Regan Gonzalez at 6:00 p.m. virtually via WebEx.

Council Members Present: Maria Regan Gonzalez, Mayor; Ben Whalen; Mary Supple; Simon Trautmann; and Sean Hayford Oleary

Planning Commission Present: Jim Rudolph; Brendan Kennealy; Brett Stursa; and Kathryn Quam.

Planning Commission Absent: Bryan Pynn; Susan Rosenberg; and Peter Lavin

Staff Present: Pam Dmytrenko, Assistant City Manager; John Stark, Community Development Director; Melissa Poehlman, Assistant Community Development Director; Ryan Krzos, Planner; Blanca Martinez Gavina, Executive Analyst; and Kelly Wynn, Senior Office Assistant.

Item #1	DISCUSS POSSIBLE CHANGES TO SINGLE-FAMILY RESIDENTIAL DISTRICTS TO BRING THE ZONING CODE INTO AGREEMENT WITH THE 2040 COMPREHENSIVE PLAN.
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Assistant Director Poehlman gave an overview of the item and presented on the following:

- Background;
- R District-Single Family Home Regulations; and
- R District-Two Family Home Regulations.

Planner Krzos presented on the following:

- Macro trends;
- Multi-family trends;
- Missing middle housing;
- Duplex locations; and
- Direction the city would like to go.

Assistant Director Poehlman reviewed the next steps and ideas.

Council Member Hayford Oleary thanked staff for the presentation and supports fixing the lot size and duplex allowance.

Council Member Whalen expressed appreciation for duplexes as a housing option along with townhomes and stated it should be an option for every lot.

Commissioner Kennealy asked if duplexes were allowed for any lot and if there was a limit how many go within a certain area.

Assistant Director Poehlman stated staff could look into a possible threshold.

Commissioner Quam supports beginning with corner lots designated for duplexes, removing CUP regulations and revisiting the data in a year or two.

Commissioner Rudolph asked about current height restrictions in regards to duplexes.

Assistant Director Poehlman stated staff will explore the restrictions but does not see a current reason for them to be adjusted.

Commissioner Stursa expressed support for more housing options and would like to see it opened up to every lot.

Council Member Supple stated she would like to see more opportunities for housing and likes the idea of filling in the missing middle concept.

Mayor Regan Gonzalez expressed her support to staff recommendations, removing CUP and adjusting lot sizes. She also stated she would like to have a bigger discussion on corner lots and busier streets as designated areas for duplexes.

Council Member Hayford O'Leary asked for clarification on the density of lot sizes.

Assistant Director Poehlman explained staff could look into individual lot size versus block by block and will come back with proposals to determine a denominator.

Council Member Hayford O'Leary explained he would like to see more options in assisting resident in getting into homes but not necessarily on busy roads.

Council Member Whalen expressed support for duplexes as it offers a dignified housing option for people with disabilities and allows them independence.

Assistant Director Poehlman reviewed comments from Council and the Planning Commission and supplied some next steps to move forward.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:38 p.m.


Date Approved: April 13, 2021



Maria Regan Gonzalez
Mayor



Kelly Wynn
Senior Office Assistant



Katie Rodriguez
City Manager