



PLANNING COMMISSION MEETING MINUTES Richfield, Minnesota

Regular Planning Commission Meeting

March 27, 2023

CALL TO ORDER

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

Planning Commission Members Present: Brendan Kennealy (Acting Chair), Benjamin Surma, Cole Hooey, and Matt Taraldsen

Planning Commissioners Excused: Brett Stursa, James Rudolph, and Eddie Holmwig-Johnson

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

Others Present: Dr. Michael Wallerich for Item #3

APPROVAL OF MINUTES

Commissioner Surma questioned whether the vote on the PUD ordinance was in fact 6-0, as he thought he recalled a dissenting vote. Hooey recollected the same. Surma pointed out that the outcome of the item does not change.

M/Hooey, S/Surma to approve the minutes of the Regular Planning Commission Meeting of February 27, 2023 with the caveat that staff verify with Commissioner Rudolph how he voted.

Motion carried: 4-0.

OPEN FORUM

Acting Chair Kennealy reviewed the options to participate in the open forum. There were no callers or speakers.

ITEM #1	APPROVAL OF THE AGENDA
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M/Hooey, S/Surma to approve the agenda.

Motion carried: 4-0.

ITEM #2	REVIEW OF PLANNING COMMISSION BYLAWS.
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Planner II Crosby presented Staff Report No. 6.

Surma pointed out that a super-majority vote of the entire Commission is required to amend the bylaws and therefore, the item cannot be decided upon tonight.

M/Surma, S/ Taraldsen to table the item until the next Planning Commission meeting.

Motion carried: 4-0.

ITEM #3	CONSIDERATION OF A REQUEST FOR SITE PLAN APPROVAL AT 817 66TH STREET EAST FOR AN OPTOMETRIST CLINIC
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Planner I Jerome presented Staff Report No. 7, pointing out that a letter from Gary Olson, indicating support, was received earlier today, a copy of which was placed at the Commissioner’s chairs. (Also attached hereto.)

After a couple questions of staff, Acting Chair Kennealy opened the public hearing.

The applicant, Michael Wallerich, addressed the Commission. He currently has two clinics, one in Eden Prairie and one in St. Paul. He pointed out that the Richfield area is down 4.5 full time optometrists for it’s population size. He believes the practice will be well-received.

M/Hooey, S/Surma, to close the public hearing.

Motion carried: 4-0.

M/Taraldsen, S/Hooey to approved the request as presented by staff.

Motion carried: 4-0

ITEM #4	LIAISON REPORTS
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- Community Services Commission: Rudolph was absent.
- City Council: Commissioner Kennealy reported that the Council approved a first reading of the ordinance amendment to eliminate the minimum lot size requirement for a PUD. They also considered the approval of a CDC prevention and infrastructure grant, and considered awarding American Rescue Plan Act funding grants to non-profit organizations.
- Housing and Redevelopment Authority (HRA): Stursa was absent.
- Richfield School Board: Holmwig-Johnson was absent.
- Transportation Commission: Surma had no report.
- Chamber of Commerce: Hooey had no report.
- Sustainability Commission: Taraldsen had not report.

ITEM #6	CITY PLANNER'S REPORT
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Planner II Crosby reiterated that the City Council approved the first reading of the ordinance amendment to eliminate the minimum lot size requirement for a Planned Unit Development at the March 14 City Council meeting. There was no discussion. The second reading will be held on Tuesday, March 28th.

ITEM #7	NEXT MEETING TIME AND LOCATION
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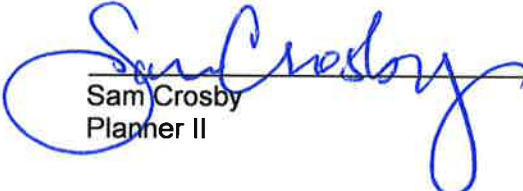
A Planning Commission work session is scheduled for April 24, 2023, at 6:00 pm in the Bartholomew Room at City Hall. The next regular meeting is scheduled for Monday, April 24, 2023, at 7:00 p.m. in the Council Chambers at the Richfield City Hall, but there are no applicants as of yet, so it might be canceled.

ITEM #6	ADJOURNMENT
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M/Surma, S/Taraldsen to adjourn the meeting.

Motion carried: 4-0 and the meeting was adjourned at 7:23 p.m.

Submitted by:



Sam Crosby
Planner II



Brendan Kennealy
Planning Commission Vice Chair

From: Joan Olson <olson0219@yahoo.com>
Sent: Sunday, March 26, 2023 9:04 PM
To: Nellie Jerome <NJerome@richfieldmn.gov>
Subject: Planning Commission Public Comment - 3/27/23 Hearing

The undersigned has resided at the address below since 1947 and is familiar with the use of the property located on 66th Street between Chicago and Elliot Avenues. The property was occupied by a nursery prior to the day my parents moved into our house. Otherwise, it would most likely be residential property to date. There are no other commercial properties between the service station on Portland Avenue and the automobile parts store and laundromat on 12th Avenue. Basically, the property, which is the subject to be addressed at the hearing, is a commercial island in a residential neighborhood.

As you might be aware, I have been opposed to several of the proposed conditional use permit applications over the past couple of decades for portions of the adjacent property on Chicago Avenue. Although approved by the Planning Commission and City Council, conditions imposed at the request of adjacent property owners resulted in none of the businesses ever opening their doors.

With respect to the present site plan for the property located at 817 - 66th Street East, I find myself impressed the City of Richfield has found such an appropriate use for a commercial property in a residential neighborhood. An optometry clinic should add no noise in the neighborhood, additional traffic on 66th Street, street parking problems, public safety concerns or other negative factors that I can identify at this point in time.

Absent, the use of a 50 ft. high sign, strobe lighting or outdoor bagpipe music, I see no reasonable objection to the site plan.

Now might be a good time for you, Melissa and staff to address development of the stretch of 66th Street from 12th Avenue to 16th Avenue. With the exception of the Montessori school and day care center on Bloomington Avenue and Church on 16th Street, this is a truly blighted area. Some of the buildings are older than me.

Thank you for your consideration.

Gary Olson
6633 Columbus Av. S.
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