



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
APRIL 22, 2024
7:00 PM**

Call to Order

Approval of the Minutes

Approval of the minutes of the Regular Planning Commission meeting of March 25, 2024.

Open Forum

Comments are to be an opportunity to address the Planning Commission. Please refer to the Planning Commission agendas and minutes web page for additional ways to submit comments prior to the meeting. Call into the open forum by dialing 1-415-655-0001 Use webinar access code: 2630 506 7483 and password: 1234.

Agenda Approval

1. Approval of the Agenda

Public Hearings

2. Continue a public hearing to consider a request by Partnership Academy to amend their Planned Unit Development to extend the timeframe for complying with the parking agreement to May 29, 2024.

Staff Report No. 8

Other Business

3. Consideration of a resolution finding that the acquisition and disposition of 6525 Penn Avenue South by the Housing and Redevelopment Authority for multi-family housing is consistent with the Richfield Comprehensive Plan.

Staff Report No. 9

4. Consideration of a resolution finding that the acquisition of 1620 - 78th Street East by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.

Staff Report No. 10

Liaison Reports

Community Services Advisory Commission
City Council
Housing and Redevelopment Authority (HRA)
Richfield School Board
Transportation Commission
Chamber of Commerce
Sustainability Commission

City Planner's Report

5. At their April 9th meeting, the Council approved the request for an amended Planned Unit Development for a time extension of, and amendment to, the construction agreement for a multi-story parking ramp at 1401 - 77th Street East (Audi Richfield).

6. Next Meeting Time and Location

Regular meeting Wednesday, May 29 at 7:00 p.m. in the Council Chambers at City Hall.

7. Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.

***Complete information on how to share comments or questions with the Planning Commission, see our Agendas and Minutes page**

https://www.richfieldmn.gov/city_government/planning_commission/agendas_and_minutes.php



PLANNING COMMISSION MEETING MINUTES

Richfield, Minnesota

Regular Planning Commission Meeting

March 25, 2024

CALL TO ORDER

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

Planning Commissioners Present: Cole Hooey, Eddie Holmwig-Johnson, Benjamin Surma, Stephanie Hollman, Brett Stursa, and Brendan Kennealy

Commissioners Excused: Matt Taraldsen

Staff Present: Sam Crosby, Planner II and Ruby Villa, Assistant Planner

Others Present: Joe Bosco, General Manager for Audi Richfield

APPROVAL OF MINUTES

M/Stursa, S/Hooey, to approve the minutes of the (1) joint Planning Commission and City Council Work Session of February 26, 2024; and (2) the Regular Planning Commission meeting of February 26, 2024.

Motion carried: 6-0.

OPEN FORUM

Chair Holmwig-Johnson reviewed the options to participate in the open forum. There were no callers or speakers.

ITEM #1

APPROVAL OF THE AGENDA

M/Kennealy, S/Surma, to approve the agenda.

Motion carried: 6-0.

ITEM #2	PUBLIC HEARING TO CONSIDER A REQUEST FOR AN AMENDED PLANNED UNIT DEVELOPMENT FOR A TIME EXTENSION OF, AND AMENDMENT TO, THE CONSTRUCTION AGREEMENT FOR A MULTI-STORY PARKING RAMP AT 1401 - 77TH STREET EAST (AUDI RICHFIELD).
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Planner Crosby presented Staff Report No. 5.

Planner Crosby addressed multiple questions from the Commission regarding the details of the original approvals for the phased development and the specific zoning regulations that necessitate construction of the parking ramp.

Joe Bosco, a representative of Audi Richfield, gave a brief presentation regarding the history of the facility and the reasons for requesting another extension.

In response to Commissioner Hollman, Joe Bosco stated that Audi could realistically get a new car dealership up and running within three to four years.

In response to Commissioner Hooey, Joe Bosco stated that, while there have been some conversations with car dealer groups and manufacturers in the Twin Cities, there are no definitive agreements in place and Audi would not be able to commit to providing a letter of intent within a specific timeline.

Commissioner Kennealy asked the applicant if Audi has considered any other development options besides bringing in a new dealership. Joe Bosco stated that Audi had not considered other development options because they only have development experience related to car dealerships.

Chair Holmvg-Johnson opened the public hearing. There were no callers or speakers.

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

Motion carried: 6-0.

In response to Commissioner Hooey, Planner Crosby stated that if the request for a time extension was denied by the City Council, the applicant could build the parking ramp that they do not need, or they could request a PUD amendment to remove the building coverage requirement. In both cases, both the applicant and City would be in similar situations.

Commissioner Surma stated that he feels that the City's goals are at odds with the zoning code.

Chair Holmvg-Johnson asked the Commission if they would consider amending the request for the time extension to require that the applicant provide a plan for disposition of the property after two years.

Commissioner Stursa stated that she would be supportive of such an amendment.

Joe Bosco requested an opportunity to provide additional comments.

M/Stursa, S/Kennealy, to re-open the public hearing.

Motion carried: 6-0.

Joe Bosco clarified that the area in question is not vacant. It is adjacent to the Audi dealership, it is paved and well lit, and has a seating area with a fountain. Audi also parks some of their used cars in that area.

In response to Chair Holmwig-Johnson, Joe Bosco stated that, if a car manufacturer was interested in developing the area in question, Audi would be able to accommodate the used cars in their existing building.

M/Stursa, S/Kennealy, to close the public hearing.

Motion carried: 6-0.

In response to comments and propositions for amendments from several Commissioners, Planner Crosby suggested that the Commission recommend a condition of approval requiring that the applicant provide a report outlining the history of their development efforts at the end of the time extension, if no actual development is proposed by that time.

M/Hooey, S/Stursa, to recommend approval of the request for an amended Planned Unit Development for a time extension of, and amendment to, the construction agreement for a multi-story parking ramp at 1401 - 77th Street East (Audi Richfield); with an added condition of approval that the applicant provide a report summarizing their development efforts at the end of the time extension.

Motion carried: 6-0.

ITEM #3	CONTINUE A PUBLIC HEARING - TO CONSIDER A REQUEST BY PARTNERSHIP ACADEMY TO AMEND THEIR PLANNED UNIT DEVELOPMENT TO EXTEND THE TIMEFRAME FOR COMPLYING WITH THE PARKING AGREEMENT - TO APRIL 22, 2024.
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Planner Crosby presented Staff Report No. 6.

Chair Holmwig-Johnson opened the public hearing. There were no callers or speakers.

M/Surma, S/Kennealy, to continue the public hearing to the April 22, 2024 Planning Commission meeting.

Motion carried: 6-0.

ITEM #4	REVIEW OF PLANNING COMMISSION BYLAWS AND RE-SCHEDULING TASK.
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Planner Villa presented staff report No. 7.

In response to Commissioner Hooey, Planner Villa confirmed that even if the December meeting is rescheduled, it could be cancelled later in the year if there is no business to discuss at that time. Also, staff is recommending that the December meeting be rescheduled to two weeks earlier, instead of one, because there is a conflict with the scheduled HRA meeting on December 16.

M/Surma, S/Kennealy, to reschedule the May Planning Commission meeting to Wednesday, May 29 and reschedule the December Planning Commission meeting to Monday, December 9.

Motion carried: 6-0.

LIAISON REPORTS

- Community Services Commission: Commissioner Hollman stated that the Commission is preparing for the upcoming Spring and Summer seasons. The Commission also helped to revamp the Recreation Services Fee Assistance program; it is now open to Richfield residents with a household income that is 200% of the federal poverty level or below. The Commission has also re-elected a Friends of Woodlake Board of Director to the Commission.
- City Council: Chair Holmvgig-Johnson has no report.
- Housing and Redevelopment Authority (HRA): Commissioner Stursa stated that the HRA heard the 2023 Year in Review presentation at their last meeting. During the presentation, it was noted that the planned development at 7700 Pillsbury Ave (MWF Flats) did not receive tax credit funding and the developer is no longer pursuing the project.
- Richfield School Board: Commissioner Kennealy had no report.
- Transportation Commission: Commissioner Surma stated that the Commission met earlier in March and discussed project updates for the Nicollet Avenue reconstruction scheduled for 2026. The Transportation Commission also had a presentation and discussion with staff from Metro Transit about proposed changes to bus stop locations in the Route 4 corridor along Lyndale and Penn Avenue in Bloomington.
- Chamber of Commerce: Commissioner Hooey had no report.
- Sustainability Commission: Commissioner Taraldsen was absent.

ITEM #5

CITY PLANNER'S REPORT

Staff have decided to put a hold to discussions regarding changes to parking regulations until the end of the legislative session. There are multiple bills currently in the legislature that would directly affect City parking regulations; staff would prefer to wait for the result of these bills until making ordinance changes.

Also, there is a joint City Council/HRA work session on Monday, April 15 at 5:45 p.m.

ITEM #6	NEXT MEETING TIME AND LOCATION
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The next regular meeting is on April 22, 2024, at 7:00 pm in the Council Chambers.

ITEM #7	ADJOURNMENT
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M/Hooey, S/Surma to adjourn the meeting.

Motion carried: 6-0 and the meeting was adjourned at 7:40 p.m.

Submitted by:

Ruby Villa
Assistant Planner

Brett Stursa
Planning Commission Secretary

AGENDA SECTION:	Public Hearings
AGENDA ITEM #	2.
CASE NO.:	Staff Report No. 8



PLANNING COMMISSION MEETING 4/22/2024

REPORT PREPARED BY: Sam Crosby, Planner

COMMUNITY DEVELOPMENT DIRECTOR REVIEW: Melissa Poehlman, Community Development Director
4/11/2024

ITEM FOR COMMISSION CONSIDERATION:

Continue a public hearing to consider a request by Partnership Academy to amend their Planned Unit Development to extend the timeframe for complying with the parking agreement to May 29, 2024.

EXECUTIVE SUMMARY:

In 2018, the City approved a classroom expansion for Partnership Academy (Applicant) at 6500 Nicollet Avenue South. The project did not meet the parking requirements of the code, therefore, the approval included a condition that the property be brought into compliance with minimum parking requirements within two years. The Applicant is working to finalize application materials related to their request for a time extension. The Applicant had hoped to have everything ready for the April meeting; however, additional time is needed. This item will now come before the Planning Commission on May 29.

RECOMMENDED ACTION:

By motion: Continue a public hearing to consider a request by Partnership Academy to amended their Planned Unit Development to extend the timeframe for complying with the parking agreement to May 29, 2024.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

None.

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

None.

C. CRITICAL TIMING ISSUES:

- The agreed-upon deadline for complying with the parking requirement is April 12, 2024. With this additional delay, the request will extend further past the deadline.

D. FINANCIAL IMPACT:

None at this time.

E. LEGAL CONSIDERATION:

- Notice of the public hearing at the Planning Commission was published in the Sun Current newspaper on March 14, 2024, and was mailed to properties within 350 feet of the site.

ALTERNATIVE RECOMMENDATION(S):

None.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

AGENDA SECTION:	Other Business
AGENDA ITEM #	3.
CASE NO.:	Staff Report No. 9



PLANNING COMMISSION MEETING

4/22/2024

REPORT PREPARED BY: Sam Crosby, Planner

COMMUNITY DEVELOPMENT DIRECTOR REVIEW: Melissa Poehlman, Community Development Director
4/11/2024

ITEM FOR COMMISSION CONSIDERATION:

Consideration of a resolution finding that the acquisition and disposition of 6525 Penn Avenue South by the Housing and Redevelopment Authority for multi-family housing is consistent with the Richfield Comprehensive Plan.

EXECUTIVE SUMMARY:

The property located at 6525 Penn Avenue South is in disrepair and has been vacant since 2020. Last year, the property became tax forfeited. The County has recently provided the City with the first opportunity for acquisition.

The Housing and Redevelopment Authority (HRA) purchased the adjacent property to the north, 6501 Penn Avenue South, in 2018. The combination of the two parcels would make for a larger, more viable site for redevelopment. On April 15, the HRA, City Council and Planning Commission heard a proposal for an affordable housing project on the site and the HRA considered the purchase of the property, contingent upon the action tonight.

The Comprehensive Plan designates the property as "Mixed Use." Mixed Use allows for a mix of uses, but does not require it, and outlines a density range of 25 to 100 units per acre. The Housing Developer's concept plan shows approximately 47 units per acre. A multi-family housing project of this size, with or without a commercial component, complies with the 2040 Comprehensive Plan designation.

RECOMMENDED ACTION:

By motion: Approve a resolution finding that the acquisition and disposition of 6525 Penn Avenue South by the Housing and Redevelopment Authority for multi-family housing is consistent with the Comprehensive Plan.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- The HRA has a history of purchasing properties along the City's commercial corridors that would be a challenge to reuse and/or that offer a strategic advantage in redevelopment of a larger area.

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

- The HRA's purchase requires that the Planning Commission consider whether or not the action is consistent with the mixed use designation of the City's Comprehensive Plan.
- Purchasing this property offers the HRA the opportunity to direct redevelopment along the Penn Avenue Corridor in a manner that is consistent with the Mixed Use designation and the Penn Avenue Master Plan & Design Guidelines.

C. CRITICAL TIMING ISSUES:

- The City has until May 18th to act upon the offer.
- The interested developer intends to apply for Low Income Housing Tax Credits in July.

D. FINANCIAL IMPACT:

- The HRA budget anticipates occasional acquisitions (and related demolitions) such as this, and there is available funding.

E. LEGAL CONSIDERATION:

- Chapter 462 of Minnesota State Statutes requires that whenever any public agency buys or sells property within the City, the Planning Commission must review the acquisition/disposition for consistency with the City's Comprehensive Plan.

ALTERNATIVE RECOMMENDATION(S):

- Reject the proposed resolution and find that the proposed acquisition/disposition is not consistent with the Comprehensive Plan.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Resolution	Resolution Letter
<input type="checkbox"/>	Location and Comp Plan Map	Exhibit

RESOLUTION NO. 250

**RESOLUTION OF THE RICHFIELD PLANNING COMMISSION FINDING
THAT THE ACQUISITION AND DISPOSITION OF REAL PROPERTY
LOCATED AT 6525 PENN AVENUE SOUTH
FOR REDEVELOPMENT
IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN**

WHEREAS, the Planning Commission has reviewed the Comprehensive Plan regarding the acquisition and disposition of real property located at 6525 Penn Avenue South and legally described as follows:

The WEST 1/8 OF THAT PART OF THE NORTH 3/4 OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE
NORTH 876.8 FEET THEREOF EXCEPT HIGHWAY, HENNEPIN
COUNTY, MINNESOTA

WHEREAS, the property is zoned “Mixed-Use Community”, within the Penn Avenue Corridor Overlay district, and is guided “Mixed Use”, which allows for both housing and housing with commercial mix of uses; and

WHEREAS, the Planning Commission has found that the acquisition and disposition of the property for redevelopment as housing, with or without a commercial component, would be consistent with both desired revitalization of the Penn Avenue Corridor and Richfield’s 2040 Comprehensive Plan;

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the acquisition and disposition of the above-described property, for redevelopment purposes, is in conformance with the Richfield Comprehensive Plan.

Adopted this 22nd day of April, 2024, by the Planning Commission of the City of Richfield, Minnesota.

Chairperson, Richfield Planning Commission

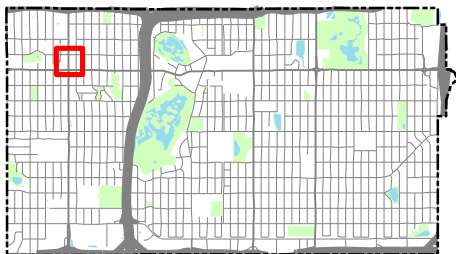
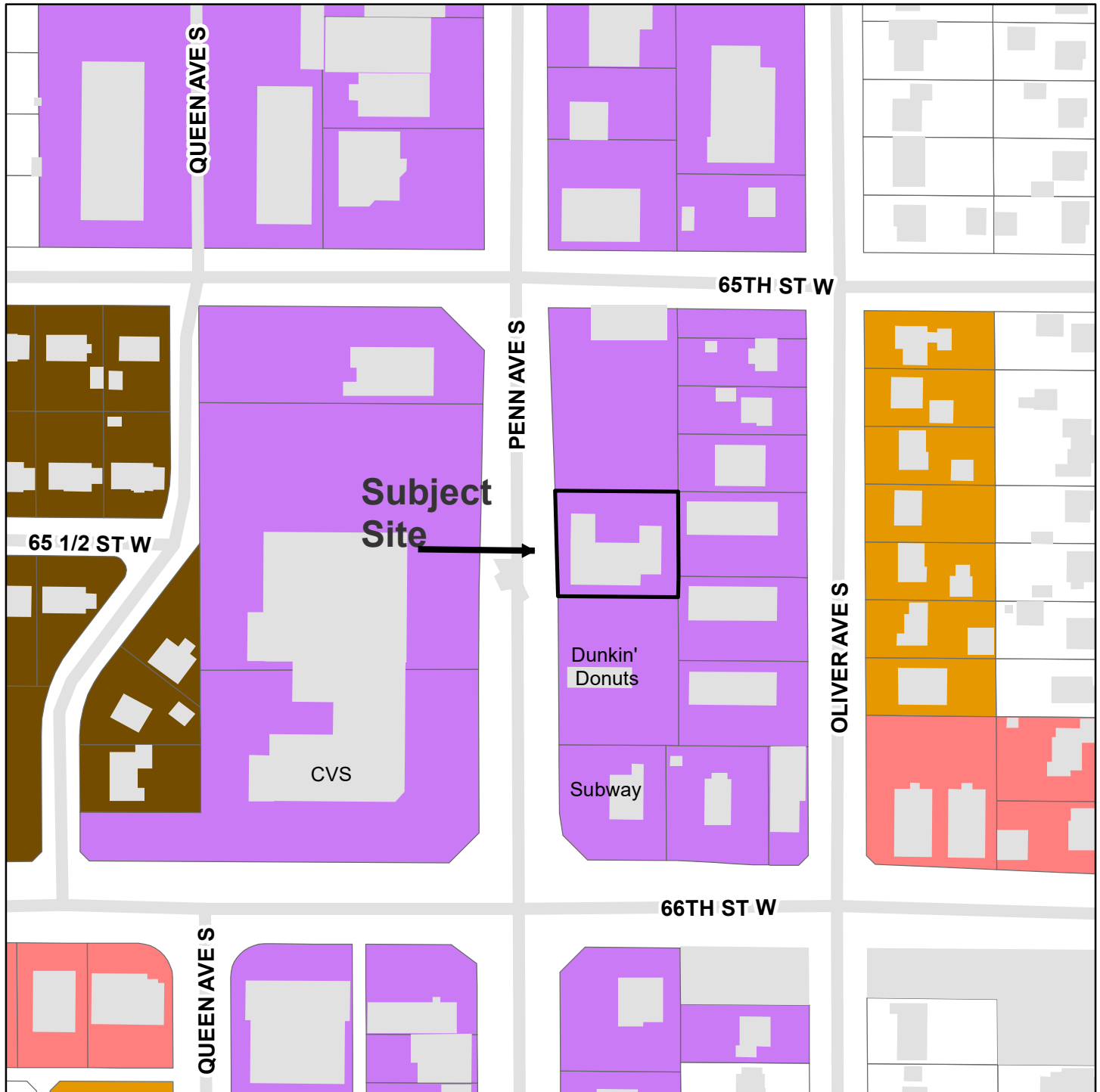
ATTEST:

Secretary, Richfield Planning Commission



6525 Penn Avenue South

2040 Comprehensive Plan & Location Map



2040 Planned Land Use

- | | |
|----------------------------|--------------------|
| Mixed Use | Park |
| Community Commercial | Right-of-Way (ROW) |
| High Density Residential | |
| Medium Density Residential | |
| Low Density Residential | |



AGENDA SECTION:	Other Business
AGENDA ITEM #	4.
CASE NO.:	Staff Report No. 10



PLANNING COMMISSION MEETING 4/22/2024

REPORT PREPARED BY: Sam Crosby, Planner

COMMUNITY DEVELOPMENT DIRECTOR REVIEW: Melissa Poehlman, Community Development Director
4/12/2024

ITEM FOR COMMISSION CONSIDERATION:

Consideration of a resolution finding that the acquisition of 1620 - 78th Street East by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.

EXECUTIVE SUMMARY:

The property located at 1620 - 78th Street has been vacant since 2022. The adjacent parcels on either side (1600 and 1710 - 78th Street East) are both owned by the Richfield Housing and Redevelopment Authority (HRA). The property owner had originally wanted to work collaboratively with the HRA to redevelop all three parcels together. However, the development economy has been slow in recent years, and the owner has decided to donate the two acre parcel to the HRA.

Combined, these parcels create one of the last remaining redevelopment sites (3.7 acres) along the I-494 corridor. It was on the April 15th HRA agenda to consider accepting the generous donation, subject to the Planning Commission's finding of consistency.

The Comprehensive Plan designates the property as "Regional Commercial." The Regional Commercial designation is intended for larger scale uses that attract users from throughout the twin cities. As such, acquisition of the property for future redevelopment complies with the 2040 Comprehensive Plan designation.

RECOMMENDED ACTION:

By motion: Approve a resolution finding that the acquisition of 1620 - 78th Street East by the Housing and Redevelopment Authority for future redevelopment is consistent with the Comprehensive Plan.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- The HRA has a history of acquiring properties for redevelopment. Particularly along the City's commercial corridors that would be a challenge to reuse and/or that offer a strategic advantage in redevelopment of a larger area.

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

- The HRA's acquisition requires that the Planning Commission consider whether or not the action is consistent with the City's Comprehensive Plan.
- Purchasing (accepting the donation of) this property offers the HRA the opportunity to direct redevelopment of this critical opportunity site in a manner that is consistent with the Comprehensive Plan.

C. CRITICAL TIMING ISSUES:

None.

D. FINANCIAL IMPACT:

- The HRA budget anticipates occasional acquisitions such as this, and there is available funding.

E. LEGAL CONSIDERATION:

- Chapter 462 of Minnesota State Statutes requires that whenever any public agency buys or sells property within the City, the Planning Commission must review the acquisition/disposition for consistency with the City's Comprehensive Plan.

ALTERNATIVE RECOMMENDATION(S):

Reject the proposed resolution and find that the proposed acquisition is not consistent with the Comprehensive Plan.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description	Type
☐ Resolution	Resolution Letter
☐ Location and Comp Plan Map	Backup Material
☐ HRA and Mathwig Trust Properties Aerial Photo	Backup Material

RESOLUTION NO. 251

**RESOLUTION OF THE RICHFIELD PLANNING COMMISSION FINDING
THAT THE ACQUISITION OF REAL PROPERTY
LOCATED AT 1620 - 78th STREET
IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN**

WHEREAS, the Planning Commission has reviewed the Comprehensive Plan regarding the acquisition of real property located at 1620 - 78th Street East and legally described as follows:

THE NORTH 180.26 FEET OF THE EAST 232.00 FEET OF THE WEST 722.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 28 RANGE 24. ALSO THAT PART OF THE EAST 150 FEET OF THE WEST 630 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 28, RANGE 24 LYING SOUTH OF THE NORTH 180.26 FEET THEREOF. ALSO THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 28, RANGE 24 LYING SOUTH OF THE NORTH 180.26 FEET THEREOF AND LYING EAST OF THE WEST 630.00 FEET THEREOF EXCEPT THAT PORTION CONTAINED IN THE FOLLOWING DESCRIBED TRACT TO WIT: BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 35, 383.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35, 158.00 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 35, 150 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35, 158.00 FEET TO THE POINT OF BEGINNING.

WHEREAS, the property is guided "Regional Commercial", which is intended for larger scale commercial uses; and

WHEREAS, the Planning Commission has found that the acquisition of the property for future redevelopment, would be consistent with Richfield's 2040 Comprehensive Plan;

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the acquisition of the above-described property, for redevelopment purposes, is in conformance with the Richfield 2040 Comprehensive Plan.

Adopted this 22nd day of April, 2024, by the Planning Commission of the City of Richfield, Minnesota.

ATTEST:

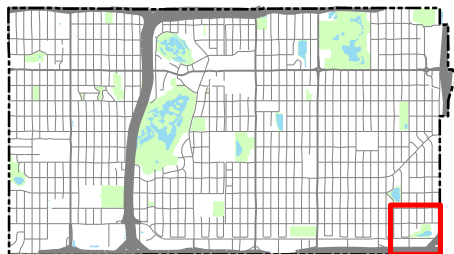
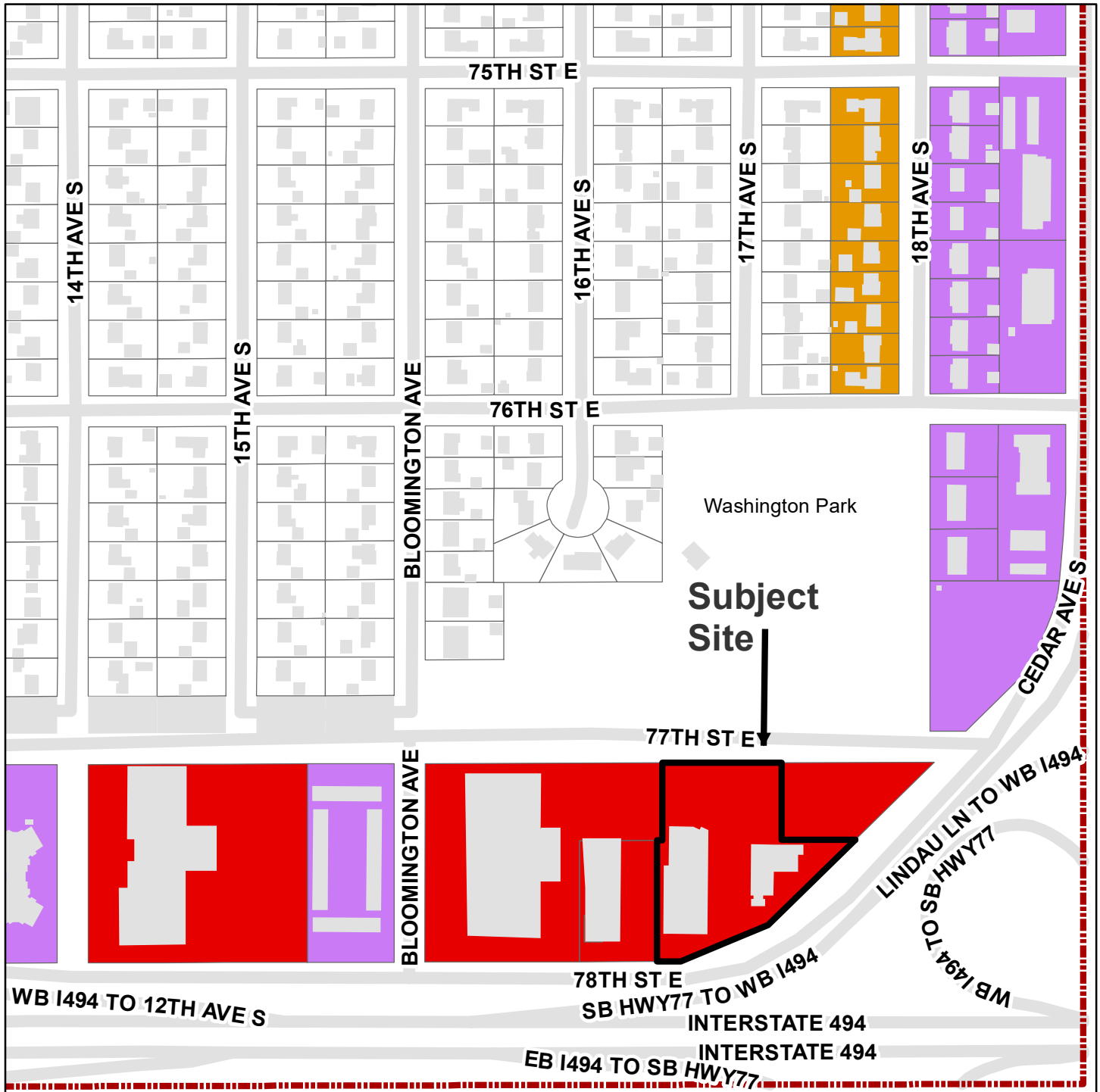
Chairperson, Richfield Planning Commission

Secretary, Richfield Planning Commission



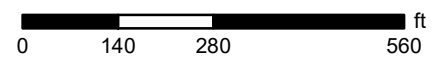
1620 - 78th Street East

2040 Comprehensive Plan and Location Map



2040 Planned Land Use

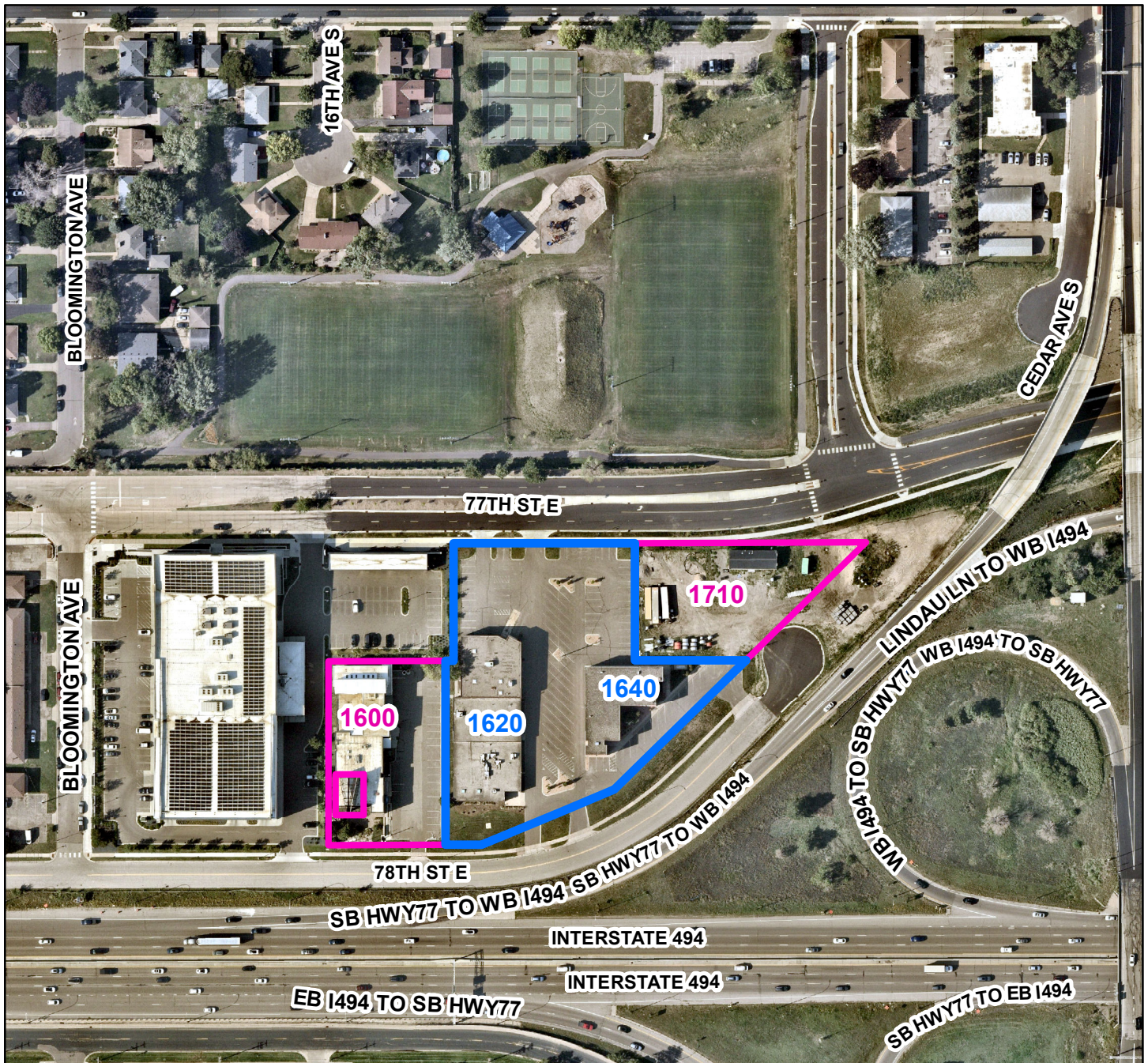
- Mixed Use
- Regional Commercial
- Medium Density Residential
- Low Density Residential
- Right-of-Way (ROW)





HRA and Mathwig Trust Properties

1600 through 1710 - 78th Street East



0 105 210 420 ft



- Mathwig Trust Property
- HRA Properties

