



CITY COUNCIL MEETING MINUTES
Richfield, Minnesota

**Joint City Council and Planning
Commission Work Session**

June 14, 2022

CALL TO ORDER

The work session was called to order by Mayor Regan Gonzalez at 6:01 p.m. in the Bartholomew Room.

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

Planning Commission Members Present: Brett Stursa; Brendan Kennealy; and Cole Hooey

Planning Commission Members Absent: James Rudolph, Chair; Ben Surma; Kathryn Quam; and Eddie Holmwig-Johnson

Staff Present: Katie Rodriguez, City Manager; Melissa Poehlman, Community Development Director; Chris Swanson, Management Analyst; and Kelly Wynn, Administrative Assistant

ITEM #1	CONTINUED DISCUSSION REGARDING MISSING MIDDLE HOUSING
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Mayor Regan Gonzalez turned the work session over to Community Development Director Poehlman.

Director Poehlman discussed the process overview, missing middle housing recap, visual preference survey, and overall direction along with staff recommendations. She also spoke of building size preference, policy direction regarding size

Council Member Whalen expressed concern regarding size.

Commissioner Hooey asked if a resident could purchase two single family homes and tear down then build one home across two parcels.

Director Poehlman stated residents could build across two parcels so building width could be considered in discussions

Council Member Hayford Oleary asked about the various divisions and how they would be affected.

Director Poehlman stated R1 would be left alone. She then discussed entry/doorway preferences.

Council Member Supple asked for clarification from lot line.

Director Poehlman explained it is the side lot line that is concerned. She also spoke of parking preferences and recommendations, overall design, recommendations and next steps.

Commissioner Stursa appreciated the side yard setback and asked how realistic it would be to build a duplex on most of the Richfield lots.

Director Poehlman said staff has done research and duplexes can fit on as low as 45 foot lots. She then stated staff would like to have a demonstration lot to display layouts.

Council Member Hayford Oleary expressed support for staff's work. He expressed a desire to eliminate the garage requirement, rather than reduce to 1 stall, and noted that most Richfield homes were built prior to any garage requirement.

Mayor Regan Gonzalez asked the group for feedback on the garage requirement.

Commissioner Hooey said he did not see a compelling argument for requiring a garage, but asked the group for further discussion.

Commissioner Kennealy agreed with Hooey and wondered if garage requirement could prevent new building.

Council Member Trautmann stated that our policies should most accommodate those for whom costs like a garage requirement could make a difference in ability to build.

Director Poehlman would like to weigh in with Environmental Health staff when it comes to storing things outside. There was general consensus this should be considered / investigated.

Council Member Supple was not concerned with removing garage requirement, but thought ensuring outdoor storage was important.

Council Member Whalen and Hooey discussed some outstanding questions about removing garage requirement, such as impact on home value, and questions about garbage bin placement. Council member Whalen stated an argument against not requiring a garage is that it could make a property less valuable in the future. Commissioner Hooey stated that not having a garage could make a home less valuable or attractive, but also that not having a garage was common among homes in Minneapolis.

Council Member Supple asked about homes currently being built that are more than 50% garage/house visibility.

Director Poehlman stated it would affect permits that come in after the new guidelines are approved.

Council Member Hayford Oleary shared preference of 50% of width versus façade.

Council Member Whalen one entry versus two seems like an unnecessary restriction. He then asked about the possibility of triplex or four-plex buildings being allowed. He stated he would like to allow a porch to be considered habitable space.

Commissioner Hooey discussed the side entry access and asked how much of a disturbance it is for residents.

Director Poehlman stated staff was discussing a set in door to comply with a 5 foot access to neighboring lot line.

Council Member Supple believes duplexes will fit in most neighborhoods.

Commissioner Kennealy supported recommendations.

Mayor Regan Gonzalez also supported recommendations and is not opposed to multiple entry doors.

Commissioner Kennealy asked about encouraging individual investors versus corporate investors.

Council Member Trautmann asked about the availability HRA dollars to support this process.

Director Poehlman stated there are dollars available if this were to be passed but there is not currently a program for investors.

Commissioner Hooey stated he would rather see individual investors versus corporates.

Commissioner Hayford Oleary asked if an ADU would be allowed on the same lot as a duplex.

Director Poehlman stated they have not explored that but it most likely would be allowed.

Council Member Supple asked about rules regarding a 'bed and breakfast.'

Director Poehlman stated a resident could build a duplex but then would need a conditional use permit to use part of it as a 'bed and breakfast.' She spoke of the importance to adopt this process now and exploring additional options moving forward.

Commissioner Stursa prefers garages to be flush with habitable space on the front of homes.

Council Member Trautmann and Commissioner Kennealy stated a garage to be flush with a porch would be suitable.

Mayor Regan Gonzalez and Commissioner Hooey echoed Commissioner Stursa's comments.

Council Member Supple doesn't have strong feelings either way

Director Poehlman recapped that there is not strong consensus for either side. Staff will do some more research.

Mayor Regan Gonzalez complimented staff and commissioners to prioritize affordability and diverse use of housing. She expressed excitement to have such options for residents.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:51 p.m.

Date Approved: June 28, 2022, as amended



Kelly Wynn
Administrative Assistant



Maria Regan Gonzalez
Mayor



Katie Rodriguez
City Manager