



PLANNING COMMISSION MEETING MINUTES Richfield, Minnesota

Regular Planning Commission Meeting

July 24, 2023

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: Brendan Kennealy, Cole Hooey, Eddie Holmwig-Johnson, Benjamin Surma, Brett Stursa, and James Rudolph

Commissioners Excused: Matt Taraldsen

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

Others Present: Jeremy Reinicke

APPROVAL OF MINUTES

M/ Surma, S/Hooey, to approve the minutes of the Regular Planning Commission meeting of June 26, 2023.

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

Motion carried: 6-0.

ITEM #2	CONSIDERATION OF A REQUEST TO AMEND A CONDITIONAL USE PERMIT TO INCREASE THE CAPACITY OF THE PRESCHOOL AND DAYCARE AT 7132 PORTLAND AVENUE TO 330 CHILDREN.
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Planner Crosby presented Staff Report No.11 and mentioned her conversation with a neighboring property owner.

After a couple questions of staff, Chair Holmwig-Johnson opened the public hearing.

The applicant, Jeremy Reinicke addressed the Commission.

M/Rudolph, S/Kennealy, to close the public hearing. Motion carried: 6-0.

Several Commissioners voiced their support for the request.

M/Rudolph, S/Surma, to approve the request as recommended by staff.

Motion carried: 6-0.

ITEM #3	LIAISON REPORTS
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- Community Services Commission: Commissioner Rudolph reported that the Woodlake Nature Center project had been approved by the Minnesota State Legislature.
- City Council: Commissioner Kennealy reported that the Council held a regular meeting on June 27th in which the Council approved a liquor license for Toma Mojo Grill and the renewal of cable television franchise with Comcast of Minnesota, Inc. On July 11th, the Council held a work session to discuss the new adult use cannabis law, including potential city regulations related to zoning, number of businesses allowed, and allowing hemp versus cannabis in liquor stores. On July 11th, the council also held a regular meeting to consider a request for a Conditional Use Permit to allow Blossomtime Montessori to use St. Nicholas Episcopal Church.
- Housing and Redevelopment Authority (HRA): Commissioner Stursa reported that there is an open seat on the HRA, for which applications are being accepted through July 30th. The HRA agreed to be a conduit for a multi-family housing revenue bond for \$10 million for the Upper Post Flats development in the Fort Snelling area. The HRA approved an agreement for Homes within Reach to buy rehab and sell up to two homes under the new home program for income qualifying households. Also, the HRA approved a redevelopment agreement with Beacon Interfaith Housing for the development on 66th and Portland Ave. The HRA also approved an amended agreement and TIF for the development at 101 66th Street. Lastly, the HRA terminated Best Buy’s minimum assessment agreement with multiple compromises on both ends.
- Richfield School Board: Holmwig-Johnson had no report.
- Transportation Commission: Surma reported that the Commission’s last regular meeting did not take place. The 77th street underpass is now open. There are also several ongoing transportation projects such as the 65th street construction and the intersection of 65th and Lyndale Ave. The I-494 project is just beginning, ramp closures are expected in the next few weeks. On local streets, there is work going on to replace traffic signals at 77th and Lyndale Ave, as well as at 76th and 70th along Nicollet Ave.
- Chamber of Commerce: Hooey had no report.
- Sustainability Commission: Taraldsen was absent.

ITEM #4	CITY PLANNER’S REPORT
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The August Planning Commission meeting will likely be cancelled. Staff received one incomplete application. The deadline to be placed on the August agenda was last week. Also, the new Assistant Planner, Ruby Villa, introduced herself to the Commission.

ITEM #5	NEXT MEETING TIME AND LOCATION
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A joint CC, HRA and PC workshop Session on Tuesday, August 8, 2023, at 5:30 pm in the Bartholomew Room; and the next regular meeting on Monday, September 25, 2023, at 7:00 pm in the Council Chambers.

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

Motion carried: 6-0 and the meeting was adjourned at 7:17 p.m.

Submitted by:



 Ruby Villa
 Assistant Planner



 Brett Stursa (Aug 29, 2023 10:13 CDT)
 Brett Stursa
 Planning Commission Secretary