



# Planning Commission Minutes

December 13, 2021

- MEMBERS PRESENT: Chair Kathryn Quam, Commissioners Brendan Kennealy, Susan Rosenberg, James Rudolph, Bryan Pynn, and Brett Stursa
- MEMBERS ABSENT: none
- STAFF PRESENT: Melissa Poehlman, Assistant Community Development Director; Ryan Krzos, Planner; Nellie Jerome, Assistant Planner
- OTHERS PRESENT: Garret Duncan and Daniel Oberpriller from North Bay Companies, and Michael Stoddard and Amanda Pederson from DJR Architecture, for Item #1

Chairperson Quam called the meeting to order at 7:00 p.m.

## APPROVAL OF MINUTES

M/Rudolph, S/Pynn to approve the minutes of the September 27, 2021, Planning Commission and City Council Work Session meeting.

*Motion carried: 5-0 (Commissioner Stursa was not present for the vote)*

## OPEN FORUM

No members of the public spoke, no comments received.

## APPROVAL OF AGENDA

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

M/Quam, S/Kennealy to amend the motion and switch the order of the public hearing items on the agenda

*Motion as amended carried: 6-0*

## PUBLIC HEARINGS

**ITEM #1 Continue a public hearing to consider a request for an amended Planned Unit Development, Final Development Plan and Conditional Use Permit to allow a micro-brewery and brewpub/taproom at 6402 Lyndale Avenue South.**

Assistant Director Melissa Poehlman presented the staff report. The applicant is working with neighbors to address their concerns and has requested that the hearing be continued to January 24, 2022.

M/Quam, S/Kennealy to continue a public hearing to consider an amendment to the Conditional Use Permit, Final Development Plans, and Planned Unit Development at 6402 Lyndale Avenue South to January 24, 2022.

*Motion carried: 6-0*

**ITEM #2 - Public Hearing to consider a request for a Planned Unit Development, Final Development Plan and Conditional Use Permit for a mixed use building at 101 66<sup>th</sup> Street East.**

Planner Ryan Krzos presented the staff report for the Planned Unit Development (PUD). Members of the public called in during the open forum and spoke about their concerns.

Tracy Satterlund, 6628 Stevens, called in with concerns about the size and number of residential units in the project, the impact of car headlights coming out of the parking garage and shining into the neighbors house, and the impact of noise.

Cathy Bender at 6637 Steven Ave was concerned about changes to the neighborhood, the size of the project, lack of visitor parking, and traffic access from Stevens to and from 66<sup>th</sup> St.

Bruce O'Dell at 6616 Stevens Ave, adjacent to the project, was concerned about plantings, noise, and street parking.

Julie Lapensky, 6621 Stevens Ave, felt that the project was too large for the site. She added that, although apartments are needed, the traffic generation and street parking will have a negative impact on the neighbors. She felt that the planned building was too tall relative to nearby structures.

Jonna Klisch at 6641 1<sup>st</sup> Ave stated that the number of proposed units is too high. She was also concerned that the city utilities wouldn't be able to support the demand of new units. She also observed that Neighbors haven't felt herd in regards to their concerns for this project.

Kathleen Balaban, 6526 Stevens Ave, had concerns about the size of the project, the traffic being routed north, towards 66<sup>th</sup> St, and the lack of neighborhood input for this development.

M/Quam, S/Stursa to close the Public Hearing.

*Motion carried: 6-0*

Staff responded to public comments, noting that the developer would need to meet the city's landscaping, lighting, and odor control requirements. Staff also clarified that there is no tenant for the proposed commercial space, and if it were a restaurant there would be shortage of 3 parking spaces. The slight parking shortage is part of the PUD flexibility that the developer is looking for in this land use approval.

The development team addressed garage door noise, protecting solar access for neighbors, and planned landscaping. They stated that they would be happy to work with neighbors regarding any issues that come up. Commissioner Rosenberg also encouraged the developer to ensure that they do work with neighbors.

Chair Quam had concerns that the setbacks were too small and that the project was too large for the site. Commissioner Rudolph asked the developer about studies that would show impacts on neighbors and noted that overflow street parking has equity impacts in regards to snow emergencies through ticketing and towing.

The development team responded to concerns of equity, stating that they would have affordable units, bike parking for all residents, electric vehicle parking, and water retention designs as part of the project. They were also open to the possibility of a transit pass program for residents.

Commissioners and staff further discussed parking, bulk and height of upper stories, number of units, the neighborhood's openness to sidewalks in the future, and shadowing of the proposed building. Staff clarified that PUD approval does not involve variances, but that PUD approvals may have flexibility and must be in line with the City's Comprehensive Plan.

M/Quam, S/ Rudolph to recommend approval of the attached resolution approving a Planned Unit Development, Final Development Plan and Conditional Use Permit for a mixed use building at 101 66th Street East.

*Motion failed: 3-3 (Chair Quam, Commissioner Pynn, and Commissioner Rudolph voted against the amendment)*

### **LIAISON REPORTS**

Community Services Advisory Commission: No report

City Council: No report

Housing and Redevelopment Authority (HRA): No report

Richfield School Board: (vacant)

Transportation Commission: Discussed updates to the 77<sup>th</sup> St underpass, the 494 airport to 169 project, the new rapid bus line, and bicycle-friendly communities

Chamber of Commerce: (vacant)

Sustainability Commission: No report

### **PLANNER'S REPORT**

The bicycle parking standards were adopted in late November and are now in effect. The Community Development Director, John Stark, is leaving the city to take a position as City Manager of the City of North Saint Paul. He has been with Richfield for twenty-one years and has assisted in \$450 million value-added to the community over the last ten years. He has been a mentor and friend to many. He is leaving the city stronger than when he joined two decades ago, and has set us up for continued success.

### **ADJOURNMENT**

The next regular meeting is scheduled for Monday, January 24, 2022, at 7pm, via Webex virtual meeting.

Chair Quam announced that there are openings on the Planning Commission and those who are interested in serving are encouraged to apply. Commissioner Pynn announced his resignation from the Planning Commission as his schedule doesn't allow the time commitment that he would like to dedicate to the Planning Commission.

M/Pynn, S/Rudolph to adjourn the meeting.

*Motion carried: 6-0*

The meeting was adjourned by unanimous consent at **9:02 p.m.**

*Brendan Kennealy*

[Brendan Kennealy \(Jan 25, 2022 09:42 CST\)](#)

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Planning Commission Secretary



# 12132021 PC Minutes

Final Audit Report

2022-01-25

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