



# Planning Commission Minutes

April 24, 2017

**MEMBERS PRESENT:** Chairperson Erin Vrieze Daniels, Commissioners Sean Hayford Oleary, Gordon Vizecky, Susan Rosenberg, Dan Kitzberger, Bryan Pynn and Allysen Hoberg

**STAFF PRESENT:** Melissa Poehlman, City Planner  
Matt Brillhart, Associate Planner  
Jeff Pearson, City Engineer  
John Stark, Community Development Director

**OTHERS PRESENT:** Lonnie Provencher, Interstate Development  
See Item #2 and attached sign-in sheet for additional speakers

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

## **APPROVAL OF MINUTES**

M/Vizecky, S/Rosenberg to approve the minutes of the March 27, 2017 meeting.

*Motion carried: 7-0*

## **OPEN FORUM**

No members of the public spoke.

## **PUBLIC HEARING(S)**

### **ITEM #1**

**17-CUP-02, 17-VAR-01 – Consider a request for a conditional use permit and variances to allow a buffet restaurant to operate in the former Old Country Buffet space at 6601 Nicollet Avenue.**

Associate Planner Matt Brillhart presented the staff report and shared a letter from a nearby property owner.

In response to a question from Commissioner Hayford Oleary regarding the odor control complaint process, Brillhart stated that the Zoning Code does not specify a set number of complaints. Staff and the City Attorney concurred that at a minimum, the City would require two unique complaints related to odors from verified addresses within 150 feet of the property before taking action to require installation of odor control equipment.

Nikki Bodurtha (6633 1st Avenue) expressed concerns with the lack of a set process for addressing complaints related to odors.

M/Vizecky, S/Rosenberg to close the public hearing.

*Motion carried: 7-0*

Commissioner Rosenberg stated concerns with granting a variance justified on the length of time the space had been vacant and stated that the one year rule should be upheld.

M/Vizecky, S/Hayford Oleary to recommend approval of the CUP and variances.

*Motion carried: 6-1 (Rosenberg dissenting)*

**ITEM #2**

**17-RZN-01, 17-CUP-01, 17-FDP-01, 17-PUD-01 – Consider approval of a multi-tenant commercial development at 66th Street East, between 16th and 17th Avenues. The proposal would replace four existing single-family homes and eliminate approximately 120 feet of 17th Avenue (in front of 6608 and 6614 - 17th Avenue). This area is currently zoned for commercial development.**

City Planner Melissa Poehlman presented the staff report. City Engineer Jeff Pearson gave an overview of potential traffic impacts and possible mitigation solutions. Community Development Director John Stark summarized the recent neighborhood meeting regarding the proposal and noted that the proposed 6 foot tall fence could be increased to 8 feet.

In response to a question from Chairperson Vrieze Daniels, Pearson stated that completely eliminating the access onto 16th Avenue could put too much pressure on the entrance on Richfield Parkway. The effects would have to be studied further.

In response to questions from Commissioner Hayford Oleary, Poehlman stated that lighting levels could not exceed 1 footcandle at the property line and the proposal meets this requirement. Poehlman stated that the proposal meets the City's parking requirements.

Ten speakers expressed concerns with the potential for the development to generate additional traffic on 16th Avenue and expressed concerns with the drive-thru related to noise and privacy. Several suggested closing off 16th Avenue south of the development. One speaker adjacent to the development expressed support for the project, conditioned on support for an 8-foot fence. One speaker expressed concern with the loss of residences.

The following individuals spoke at the public hearing:

Dan Hinrichs	6638 16th Ave
Jane Peterson	6639 16th Ave
Rissa Pahl	6645 16th Ave
Rosie Hinrichs	6638 16th Ave
Larry Nelson	6633 16th Ave
Liz Berres	6732 17th Ave
Bill Killian	6620 17th Ave
Courtney Zellmer	6621 16th Ave
Kim Houle	7001 15th Ave
Tyler Hoyt	6621 16th Ave
David Vrchota	6614 17th Ave
Terry Straub	7430 Portland Ave

Lonnie Provencher of Interstate Development presented a sketch of possible options for traffic control modifications on 16th Avenue.

M/Vizecky, S/Rosenberg to close the public hearing.

*Motion carried: 7-0*

In response to a question from Chair Vrieze Daniels, Engineer Pearson stated that the City was not prepared to take a position on the full closure of 16th Avenue at this time, as it would need to be reviewed by the Engineering, Maintenance, Public Safety, and Fire Departments.

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Chair Vrieze Daniels suggested tabling the item until the May Planning Commission meeting so those questions could be resolved. Commissioner Hoberg concurred. Commissioners Hayford Oleary and Vizecky countered that the development had been in the works for some time and had already made revisions to improve the project. Vizecky stated that the development itself was unlikely to change and that traffic flow and street closures were not the function of the Planning Commission. Poehlman stated that the resolution as written included a stipulation that the access on 16th be channelized in some way, and stated that revisions could be included when the item goes before the City Council for a second reading.

M/Vizecky, S/Hayford Oleary to recommend approval of the land use applications.

Commissioner Hayford Oleary inquired if tenants were required to use doors facing 66th Street. Poehlman responded in the affirmative and noted there might be one tenant in the middle of the building that does not have a door facing the street. Commissioner Hayford Oleary also noted the lack of a pedestrian connection from the 16th Avenue sidewalk.

*Motion carried: 6-1 (Hoberg dissenting)*

## **OTHER BUSINESS**

### **ITEM #3**

**PC LETTER #5 – Consider the attached resolution finding that the sale of 6608 17th Avenue and the adjacent remnant parcels by the Housing and Redevelopment Authority for future redevelopment as a commercial property is consistent with the Richfield Comprehensive Plan.**

Poehlman presented the staff report.

M/Vizecky, S/Hayford Oleary to approve the resolution.

*Motion carried: 7-0*

## **LIAISON REPORTS**

Community Services Advisory Commission: Chairperson Vrieze Daniels – parks master plan

City Council: Commissioner Rosenberg – No report

HRA: Commissioner Hoberg – Seasons Park apartments sold to Aeon

Richfield School Board: Commissioner Kitzberger – No report

Transportation Commission: Commissioner Hayford Oleary – No report

Chamber of Commerce: Commissioner Vizecky – Salute to Small Businesses event on 4/26

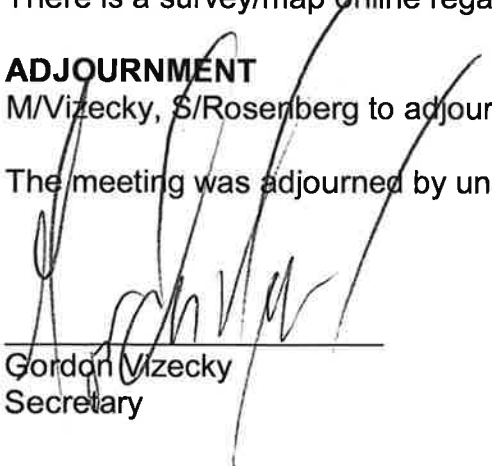
## **CITY PLANNER'S REPORT**

There is a survey/map online regarding the Comprehensive Plan update.

## **ADJOURNMENT**

M/Vizecky, S/Rosenberg to adjourn the meeting.

The meeting was adjourned by unanimous consent at **8:34 p.m.**



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Gordon Vizecky  
Secretary

PLANNING COMMISSION MEETING SIGN-IN SHEET

Name (print legibly)

Address or Organization

Ivan Chen	
NIKKI BODURTHA	6633 1st Ave S
Don Hinndy	6638 16 <sup>th</sup> Ave S.
Jane Peterson	6639 16 <sup>th</sup> Ave
Rissa Pahl	6645 16 <sup>th</sup> Ave S
Rosie Hinrichs	6638 16 <sup>th</sup> Ave S
Larry Nelson	6633 10 <sup>th</sup> Ave S
Liz Berres	651-5870737
Bill Khan	6620 17 <sup>th</sup> Ave So
Courtney Zellmer	6621 16th ave S
Tyler Hoff	" " "
David Vrebeta	6614 14 <sup>th</sup> ave S.
Perry STRAUB	7430 Portland Ave S.