



# Planning Commission Minutes

August 28, 2017

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

**STAFF PRESENT:** John Stark, Community Development Director  
Matt Brillhart, Associate Planner

**OTHERS PRESENT:** Steve Schwanke, Inland Development Partners  
Tod Elkins, UrbanWorks  
See Item #4 and attached sign-in sheet for public 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 July 24, 2017 meeting.  
*Motion carried: 7-0*

## **APPROVAL OF AGENDA**

M/Vizecky, S/Hayford Oleary to approve the agenda.  
*Motion carried: 7-0*

## **OPEN FORUM**

No members of the public spoke.

## **PUBLIC HEARING(S)**

### **ITEM #1**

**17-CUP-05, 17-VAR-06 – Continue a public hearing to consider plans for a new quick-service restaurant with drive-thru and site improvements at 6529 Penn Avenue, 6545 Penn Avenue, and 2210 - 66th Street East to September 25, 2017.**

M/Vizecky, S/Pynn to continue the public hearing to September 25, 2017.  
*Motion carried: 7-0*

### **ITEM #2**

**Continue a public hearing to consider ordinance amendments related to driveway regulations to September 25, 2017.**

M/Vizecky, S/Rosenberg to continue the public hearing to September 25, 2017.  
*Motion carried: 7-0*

### **ITEM #3**

**17-SP-01 – Consider a resolution re-approving site plans for a community band shell at Veterans Memorial Park.**

Associate Planner Matt Brillhart presented the staff report.

M/Vizecky, S/Rosenberg to close the public hearing.  
*Motion carried: 7-0*

M/Rosenberg, S/Vizecky to recommend approval of a resolution granting site plan approval.

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*Motion carried: 7-0*

**ITEM #4**

**17-CP-1,17-RZN-02,17-CUP-02, 17-FDP-02, 17-PUD-02 – Consider a variety of land use approvals related to a proposal for construction of three new multi-family apartment buildings and rehabilitation of three existing apartment buildings between 66th and 68th Streets, along 18th Avenue/Richfield Parkway and Cedar Avenue.**

Community Development Director John Stark presented the staff report.

Commissioner Hayford Oleary expressed concern with the frequency of driveways across the regional trail, between this proposal and the Plaza 66 development.

Steve Schwanke, on behalf in Inland Development Partners, gave brief remarks introducing the proposal and reviewed prior feedback from various open house events.

The following individuals spoke at the public hearing and stated concerns including traffic and parking, air quality impacts, property values, buffering, lack of transition to existing single-family homes, deviation from the Cedar Avenue Corridor Master Plan, existing crime rates and potential impacts.

Rosalie Hinrichs	6638 16th Avenue S
Jeanne Biever	6701 17th Avenue S
Rissa Pahl	6645 16th Avenue S
James Rudolph	6726 17th Avenue S
Liz Berres and Mike	6732 17th Avenue S
Mike Woodward	6733 17th Avenue S
Judy Montgomery	6808 18th Avenue S
Paul Leher	6607 18th Avenue S
Christine W	6638 17th Avenue S

Mr. Schwanke clarified that the development would be 80% market rate, 20% affordable. The 33 existing units in the buildings to be renovated would count towards the affordable requirement, along with approximately 30 units scattered across the proposed development.

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

*Motion carried: 7-0*

In response to questions from Commissioners Hoberg and Pynn, City Engineer Jeff Pearson discussed how the Richfield Parkway extension would include a traffic diverter at 68th Street, to prevent traffic from continuing south on 18th Avenue.

Commissioner Hayford Oleary, stated concerns with the north driveway entrance into the visitor parking lot and questioned the necessity.

M/Vrieze Daniels, S/Rosenberg to recommend approval of the resolution amending the Comprehensive Plan.

*Motion carried: 7-0*

M/Hayford Oleary, S/Rosenberg to recommend approval of an ordinance amending the zoning designations from MU-C and MR-2 to PMR.

*Motion carried: 7-0*

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M/Kitzberger, S/Rosenberg to recommend approval of the resolution granting a Planned Unit Development, Conditional Use Permit, and Final Development Plan.

Commissioner Kitzberger accepted an amendment from Commissioner Hayford Oleary to close the north driveway into the parking lot, conditioned on approval of Fire Department.  
*Motion carried: 6-1 (Vizecky opposed)*

#### **ITEM #5**

**PC Letter #8 – Consider changes to the city's zoning ordinance that would make small wireless facilities a conditional use in residential districts.**

Associate Planner Matt Brillhart presented the staff report.

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

*Motion carried: 7-0*

In response to a question from Commissioner Vizecky, Pearson stated that most applications would likely come through Public Works administratively, aside from those in residential zoning districts. In response to a question from Commissioner Hayford Oleary, Pearson stated that the equipment could be mounted on existing city poles or proprietary poles.

M/Vrieze Daniels, S/Vizecky to recommend approval of the ordinance amendment.

*Motion carried: 7-0*

#### **OTHER BUSINESS**

None.

#### **LIAISON REPORTS**

Community Services Advisory Commission: Chairperson Vrieze Daniels – No report

City Council: Commissioner Rosenberg – No report

HRA: Commissioner Hoberg – Recap of August 22 Work Session

Richfield School Board: Commissioner Kitzberger – School Board election November 7

Transportation Commission: Commissioner Hayford Oleary – 70th Street bike lane update

Chamber of Commerce: Commissioner Vizecky – No report

#### **CITY PLANNER'S REPORT**

Stark gave a brief update on personnel changes in the Community Development Department.

#### **ADJOURNMENT**

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

The meeting was adjourned by unanimous consent at **9:16 p.m.**

  
Planning Commission Secretary

