



Planning Commission Minutes

September 25, 2017

- MEMBERS PRESENT: Chairperson Erin Vrieze Daniels, Commissioners Sean Hayford Oleary, Bryan Pynn, Allysen Hoberg and Susan Rosenberg
- MEMBERS ABSENT: Commissioners Gordon Vizecky and Dan Kitzberger
- STAFF PRESENT: John Stark, Community Development Director
Matt Brillhart, Associate Planner
- OTHERS PRESENT: Andrew Akins, Premier Properties (6520-6526-6532 Oliver Avenue)
Karla Carlson, Penn Avenue Partners
Chris Leu & Damon Dranchak, Dunkin Donuts

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

APPROVAL OF MINUTES

M/Hayford Oleary, S/Pynn to approve the minutes of the August 28, 2017 meeting.

Motion carried: 5-0

APPROVAL OF AGENDA

M/Hayford Oleary, S/Hoberg to amend and approve the agenda, moving the public hearing for 6401 Penn Avenue to Item #1.

Motion carried: 5-0

OPEN FORUM

No members of the public spoke.

PUBLIC HEARING(S)

ITEM #1

Consider a request for a variance to allow a fence taller than 6 feet at Richfield Fire Station 2 (6401 Penn Avenue).

Associate Planner Matt Brillhart presented the staff report.

M/Hoberg, S/Pynn to close the public hearing.

Motion carried: 5-0

M/Vrieze Daniels, S/Rosenberg to approve the resolution granting a variance.

Motion carried: 5-0

ITEM #2

17-CUP-05, 17-VAR-06 – Consider requests for a conditional use permit and variances for a restaurant with drive-thru at 6529 Penn Avenue, and site plan approval at 6545 Penn Avenue and 2210 66th Street West.

Associate Planner Matt Brillhart presented the staff report.

Commissioners discussed the drive-thru speaker setback variance, traffic circulation and drive-thru backups.

In response to a question from Commissioner Hayford Oleary, Brillhart stated that if the drive-thru variance request was denied, that would effectively prohibit a drive-thru on this site.

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Andrew Akins, owner of 6520, 6526, 6532 Penn Avenue, expressed concern with the drive-thru speaker distance to the residents of the apartment buildings.

Commissioner Rosenberg questioned the need for a drive-thru and the early operating hours.

Karla Carlson, Chris Leu, and Damon Dranchak introduced the project, described the speaker technology, and responded to Commissioners' questions.

M/Rosenberg, S/Hayford Oleary to close the public hearing.

Motion carried: 5-0

Commissioners Hayford Oleary, Pynn, Rosenberg, and Hoberg all stated concerns with the drive-thru speaker setback distance. Chair Vrieze Daniels stated that she was comfortable with the drive-thru speaker setback distance and that she had only heard positive feedback from the community, but had concerns with the amount of signage proposed on the site.

Brillhart described the Penn Avenue Design Guidelines and prohibition on internally lit signs.

M/Vrieze Daniels, S/Hayford Oleary to recommend approval of the conditional use permit.

Motion carried 4-1 (Rosenberg against)

M/Hayford Oleary, S/Hoberg to recommend denial of the drive-thru speaker setback variance.

Motion carried 4-1 (Vrieze Daniels against)

M/Vrieze Daniels, S/Pynn to recommend approval of the residential buffer yard variance.

Motion carried 3-2 (Hoberg and Hayford Oleary against)

M/Hayford Oleary, S/Pynn to recommend denial of the building coverage variance.

Motion carried 4-1 (Vrieze Daniels against)

M/Hayford Oleary, S/Pynn to approve the building setback variance.

Motion carried 4-1 (Rosenberg against)

M/Vrieze Daniels, S/Hoberg to approve the variance to allow off-premise signs, with the condition that the signs not be internally lit, in accordance with the Penn Avenue Guidelines.

Motion carried 4-1 (Rosenberg against)

ITEM #3

PC Letter #9 – Consider changes to the city's zoning ordinances related to driveway regulations.

Associate Planner Matt Brillhart presented the staff report.

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

Motion carried: 5-0

M/Vrieze Daniels, S/Pynn to recommend approval of the proposed ordinance amendments.

Commissioner Hayford Oleary stated a preference to retain boulevard space and keep driveway width in the boulevard area based on garage width.

M/Hayford Oleary, S/Vrieze Daniels to amend the motion to restrict driveway width within the boulevard area to the width of the garage.

Amendment failed: 2-3 (Rosenberg, Hoberg and Pynn against)

Main motion carried: 5-0

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OTHER BUSINESS

ITEM #4

PC Letter #10 – Consider a resolution finding that the acquisition and disposition by the Housing and Redevelopment Authority (HRA) of 6839 Cedar Avenue for future redevelopment as mixed use, and 6409 16th Avenue for future redevelopment as high density residential is consistent with the Richfield Comprehensive Plan.

Associate Planner Matt Brillhart presented the staff report.

M/Vrieze Daniels, S/Rosenberg to approve the resolution.

Motion carried: 5-0

LIAISON REPORTS

Community Services Advisory Commission: Chairperson Vrieze Daniels – No report

City Council: Commissioner Rosenberg – No report

HRA: Commissioner Hoberg – No report

Richfield School Board: Commissioner Rosenberg – School Board candidate forum 9/30

Transportation Commission: Commissioner Hayford Oleary – 69th Street update

Chamber of Commerce: Commissioner Vizecky – No report

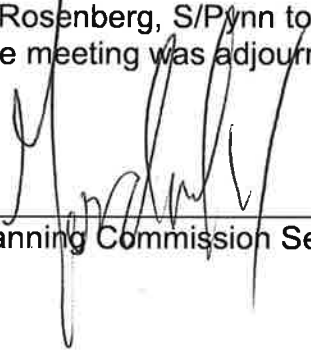
CITY PLANNER'S REPORT

No report.

ADJOURNMENT

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

The meeting was adjourned by unanimous consent at **8:54 p.m.**



Planning Commission Secretary