



Planning Commission Minutes

November 27, 2017

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

STAFF PRESENT: Melissa Poehlman, Assistant Community Development Director

OTHERS PRESENT: Ward Emery, 6400 Pillsbury Avenue
Dustin Cochart, 6342 Pillsbury Avenue
Anthony Schwendeman, 6400 Pillsbury Avenue
Javier Ayala, 6420 Pillsbury Avenue
Ginny Morin, 6415 Pillsbury Avenue
Brien Hall, 6945 17th Avenue

Vice Chairperson Hayford Oleary called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

M/Vizecky, S/Rosenberg to approve the minutes of the October 23, 2017 work session and regular meeting.

Motion carried: 6-0

ITEM #1 APPROVAL OF AGENDA

M/Vizecky, S/Hoberg to approve the agenda.

Motion carried: 6-0

OPEN FORUM

No members of the public spoke.

OTHER BUSINESS

ITEM #2

PC Letter #12 – Election of Planning Commission Chairperson.

M/Hoberg, S/Rosenberg to elect Commissioner Hayford Oleary as Chairperson.

Motion carried: 6-0

M/Hayford Oleary, S/Rosenberg to elect Commissioner Pynn as Vice-Chairperson.

Motion carried: 6-0

ITEM #3

PC Letter #13 – Consideration of a resolution finding that the following are consistent with the Richfield Comprehensive Plan:

- 1) The modification to the Redevelopment Plan for the Richfield Redevelopment Project Area and the Tax Increment Plan for the Cedar Avenue TIF District;**
- 2) The Tax Increment Financing Plan for the 2017-1 (Chamberlain) Tax Increment Financing District; and**
- 3) The sale of property to Chamberlain Apartments LLC for construction of a 283 unit multi-family housing project (The Chamberlain).**

Assistant Community Development Director Melissa Poehlman presented the staff report.

M/Hoberg, S/Pynn to approve the resolution.

Motion carried: 6-0

November 27, 2017

PUBLIC HEARING(S)

ITEM #4

17-VAR-09 – Consideration of a request for a variance to reduce setback requirements for a garage at 6400 Pillsbury Avenue.

Poehlman presented the staff report.

In response to a question from Commissioner Pynn, Poehlman stated that the purposes of the corner side setback requirement included visibility, aesthetics, and consistency.

Ward Emery (6400 Pillsbury Avenue) and four residents from the surrounding area spoke in favor of the variance for the garage.

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

Motion was not carried, and the public hearing remained open for additional discussion.

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

Motion carried: 6-0

Commissioner Pynn stated that approving the variance could set a precedent for other people to break the rules and ask for forgiveness later, but was inclined to support the variance regardless. Commissioner Rosenberg stated that the applicant knew the rules beforehand, and stated concern with setting precedent.

In response to a question from Commissioner Kitzberger, Poehlman stated that if the variance were denied, the applicant would have the opportunity to appeal that decision to the City Council. If the variance were denied, the garage would have to be modified or moved to comply with City Code.

M/Pynn, S/Hoberg to approve the variance application for 6400 Pillsbury Avenue.

Motion failed: 2-4 (Hayford O'leary, Vizecky, Kitzberger, and Rosenberg opposed)

M/Rosenberg, S/Vizecky to deny the variance application for 6400 Pillsbury Avenue.

Motion carried: 4-2 (Hoberg and Pynn opposed)

ITEM #5

PC Letter #14 – Conduct a public hearing and consider revisions to the City's Zoning Ordinance related to construction standards to mitigate the impact of airport noise.

Assistant Community Development Director Melissa Poehlman presented the staff report.

In response to a question from Commissioner Vizecky, Poehlman stated that the ordinance was not intended to apply to accessory structures.

Brien Hall, 6945 17th Avenue, stated concern with lowering the standards for residential construction.

M/Vizecky, S/Vrieze Daniels to close the public hearing.

Motion carried: 6-0

In response to a question from Commissioner Hoberg, Poehlman stated that these standards related purely to noise, and did not address low-frequency vibration.

November 27, 2017

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

Motion carried: 6-0

LIAISON REPORTS

Community Services Advisory Commission: No report

City Council: Commissioner Rosenberg – No report

HRA: Commissioner Hoberg – No report

Richfield School Board: Commissioner Kitzberger gave a recap of the election results.

Transportation Commission: Commissioner Hayford O'Leary – D Line bus rapid transit update

Chamber of Commerce: Commissioner Vizecky – Holiday party Dec. 14

CITY PLANNER'S REPORT

Poehlman noted that a new Assistant Planner had been hired.

ADJOURNMENT

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

The meeting was adjourned by unanimous consent at **8:22 p.m.**



Planning Commission Secretary