



Planning Commission Minutes

June 25, 2018

MEMBERS PRESENT: Acting Chairperson Allysen Hoberg, Susan Rosenberg, Dan Kitzberger, James Rudolph, Bryan Pynn, and Kathryn Quam

STAFF PRESENT: Melissa Poehlman, Assistant Community Development Director
Matt Brillhart, Associate Planner
Chris Regis, Finance Manager

OTHERS PRESENT: Tim Carter, Richfield Bloomington Honda– applicant & representative
Tom Krey, Variance applicant
Lisa Hendricks, Partnership Academy
Ben Ford, Rehder and Associates

See attached sign-in sheet for additional speakers.

Acting Chairperson Allysen Hoberg called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

M/Rudolph, S/Rosenberg to approve the minutes of the May 29, 2018 meeting.

Motion carried: 6-0

OPEN FORUM

No members of the public spoke.

ITEM #1 APPROVAL OF AGENDA

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

Motion carried: 6-0

ITEM #2 OTHER BUSINESS

Consideration of the 2020-2023 Capital Improvement Program and a finding of consistency with the Comprehensive Plan of the Capital Improvement Program and the 2019 Capital Improvement Budget.

Finance Manager Chris Regis presented the staff report.

M/Quam, S/Pynn to recommend approval of the Capital Improvement Program and Budget and find that it is consistent with the Comprehensive Plan.

Motion carried: 6-0

PUBLIC HEARING(S)

ITEM #3

18-IUP-01 – Consider a resolution authorizing an interim use permit to allow Richfield Bloomington Honda to use City-owned property at 7700 Pillsbury Avenue for employee parking.

Associate Planner Matt Brillhart presented the staff report.

In response to Commissioner Rudolph, Poehlman explained that the long-term plan for the Planned Unit Development includes a parking ramp. The applicant Tim Carter explained that their plans for the ramp are in process and are hoping to have the parking ramp built by 2020.

AC Hoberg opened the public hearing.

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No members of the public spoke.

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

Motion carried: 6-0

M/Pynn, S/Rudolph to recommend approval of a Resolution authorizing an 18 month interim use permit to allow Richfield Bloomington Honda to use City-owned property at 7700 Pillsbury Avenue for employee parking.

Motion carried: 6-0

ITEM #4

18-VAR-07 – Public hearing to consider a request for a variance to allow a larger accessory building at 6826 Humboldt Avenue S.

Associate Planner Matt Brillhart presented the staff report.

In response to Commissioner Pynn, the applicant Tom Krey explained that the shed will be constructed based off of engineered blueprints. Krey clarified for Commissioner Quam that the shed will be located closest to the neighbor who wrote a letter of support for the variance.

AC Hoberg opened the public hearing.

No members of the public spoke.

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

Motion carried: 6-0

M/Rudolph, S/Rosenberg to recommend approval of a resolution granting a variance to allow an accessory shed that is 192 square feet in area and 13 feet in height at 6826 Humboldt Avenue S.

Motion carried: 6-0

ITEM #5

18-APUD-03 - Public hearing to consider an amendment to a planned unit development to allow construction of a K-8 school at 6500 Nicollet Avenue.

Associate Planner Matt Brillhart presented the staff report.

In response to Commissioner Rudolph, Brillhart clarified which types of uses have spacing requirements and that no spacing requirements exist for businesses with liquor licenses.

Commissioner Pynn inquired how the cross-access agreement for parking could impact enrollment. Brillhart clarified that the Community Development Director has discretion over reducing the amount of required parking in relation to enrollment if there is evidence that the available parking is adequate.

In response to Commissioner Rudolph, Poehlman stated that staff finds this proposal to be consistent with the Comprehensive Plan's vision for the area and that the school is working with the owners of the Hub to incorporate walkability into any future plans for the Hub.

AC Hoberg concurred that the school would add vibrancy to the area and likes that the owner of the Hub is excited to have Partnership Academy as a neighbor.

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In response to Commissioner Quam, Brillhart responded that staff has met with the Richfield Medical Group, who has expressed concern over the loss of parking. He further explained that the shared access between the two lots will be going away, which will deter people from parking in the RMG's parking lot. Commissioner Quam expressed that Partnership Academy has been a good school since 2002, which is good testament that they will be good neighbors.

AC Hoberg opened the public hearing.

Doctor Maggie McEvoy and Doctor Joan Trowbridge of the Richfield Medical Group expressed that while they are excited about the school and want to welcome them to the community, they do have concern over losing parking spaces as well as having to relocate their dumpsters.

Lisa Hendricks, the executive director of Partnership Academy provided historical context for the school. In response to Commissioner Pynn, Hendricks provided demographic data and hours of operation.

Commissioner Kitzberger inquired about the location for pick-up and drop-off. Brillhart referred the Commissioners to the site plan which shows the bus queuing. Ben Ford from Rehder & Associates, the civil engineer and surveying firm, further explained the staged area for buses. In response to Commissioner Rudolph, Hendricks stated that they would have 8 or 9 buses.

In response to Commissioner Quam, Hendricks provided information on the current modes of transportation staff uses to get to work. McEvoy explained the parking arrangement that parking that the Medical Center had been operating under. Brillhart clarified how the parking arrangement relate to the property lines.

Commissioner Quam inquired if it is feasible for RMG to keep their dumpsters where they are. Brillhart explained that that is generally a civil issue between the property owners and that a situation like this would require a cross-access agreement.

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

Motion carried: 6-0

Commissioner Pynn expressed excitement for the project and hopes that all parties will be willing to work together to make the project and cross-access agreements feasible if needed.

M/Pynn, S/Rosenberg to recommend approval of an amended planned unit development, conditional use permit and final development plans for a K-8 school at 6500 Nicollet Avenue S.

Motion carried: 5-1 (Rudolph dissenting)

LIAISON REPORTS

Community Services Advisory Commission: No report

City Council: No report.

HRA: No Report

Richfield School Board: Commissioner Quam reported that the board supported removing the STEM pool for parking needs. Also the Richfield high school marching band got second in state.

Transportation Commission: No report

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CITY PLANNER'S REPORT

Poehlman reminded the Commissioners of the Commissioner Recognition event at City Hall the following evening at 6 p.m. and encouraged them to attend so that they can be recognized for their time and efforts as volunteers.

ADJOURNMENT

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

The meeting was adjourned by unanimous consent at **7:51 p.m.**



Planning Commission Secretary