



Planning Commission Minutes

July 23, 2018

- MEMBERS PRESENT: Chairperson Sean Hayford Oleary, Commissioners Allysen Hoberg, Dan Kitzberger, James Rudolph, Bryan Pynn, and Kathryn Quam
- MEMBERS ABSENT: Commissioner Susan Rosenberg
- STAFF PRESENT: Melissa Poehlman, Assistant Community Development Director
Matt Brillhart, Associate Planner
- OTHERS PRESENT: Sheryl Rose, Church of St. Richard

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

APPROVAL OF MINUTES

M/Rudolph, S/Quam to approve the minutes of the June 25, 2018 meeting.

Motion carried: 6-0

OPEN FORUM

No members of the public spoke.

ITEM #1 APPROVAL OF AGENDA

M/Quam, S/Pynn to approve the agenda.

Motion carried: 6-0

PUBLIC HEARING(S)

ITEM #2

18-IUP-02 – Consideration of a resolution authorizing a three year interim use permit to allow inventory storage of vehicles at the Church of St. Richard at 7540 Penn Avenue.

Associate Planner Matt Brillhart presented the staff report.

In response to Commissioner Quam and Commissioner Pynn, Brillhart confirmed that dealership cars have been parked on site for some time. Staff recently received a complaint about the parked cars, which prompted this action.

Brillhart clarified the screening requirements for and concurred with Chair Hayford Oleary's suggestion to modify the language in the resolution to require screening from "adjacent residential properties".

Applicant Sheryl Rose with St. Richard's summarized the proposal.

In response to Commissioner Pynn, Rose explained that the vehicle turnover frequency is a few cars at a time during normal business hours and that they also help maintain the property.

Chair Hayford Oleary opened the public hearing.

No members of the public spoke.

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

Motion carried: 6-0

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Commissioner Pynn expressed general support for multi-functionality of under-used spaces, but was concerned that this could impact traffic if a high volume of vehicles were being moved on a regular basis.

In response to Commissioner Quam, Brillhart stated that staff could add a stipulation in the Resolution that would restrict the movement of cars to specified hours. Commissioner Quam encouraged the Church to call City staff with questions regarding potential uses of the property in the future.

Chair Hayford Oleary stated concern that the time limit of 4 months to install landscaping was too long. Brillhart suggested changing it to 3 months to ensure planting is installed this season.

M/Quam, S/Kitzberger to recommend approval of a Resolution for a three year Interim Use Permit for vehicle inventory storage at 7540 Penn Avenue with the additional stipulation that cars may only be moved during business hours.

In response to Commissioner Kitzberger, Rose clarified that the dealership's snow removal process does occur during normal business hours.

M/Hayford Oleary, S/Rudolph to amend the main motion to include the stipulation that Section 2a of the Resolution replace 'single-family' with 'residential'; and in Section 2b, change the language from 4 months to 3 months.

Motion carried: 6-0

Chair Hayford Oleary summarized the motion as amended to include the additional stipulations that cars may only be moved during business hours, that Section 2a be changed from 'single-family' to 'residential' and for Section 2b to allow a 3 month period for planting as opposed to 4 months.

Motion carried: 6-0

ITEM #3

18-PUD-03, 18-RZN-03 – Continue a public hearing to consider plans for the Cedar Point housing development along Richfield Parkway to August 27, 2018.

Associate Planner Matt Brillhart gave a brief overview of the revised timeline for the proposal.

M/Kitzberger, S/Pynn to continue the public hearing to consider plans for the Cedar Point housing development along Richfield Parkway to August 27, 2018.

Motion carried: 6-0

ITEM #4

Consideration of a resolution finding that the following are consistent with the Richfield Comprehensive Plan:

- 1) Modification to the Redevelopment Plan for the Richfield Redevelopment Project Area;**
- 2) Modification to the Tax Increment Financing Plan for the Cedar Avenue Tax Increment Financing District, and**
- 3) Proposed establishment of Tax Increment Financing District No. 2018-1**

Assistant Community Development Director, Melissa Poehlman presented the staff report. Poehlman clarified the use of TIF and creating a TIF district for Chair Hayford Oleary.

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Poehlman clarified for Commissioner Hoberg that they are finding consistency with the current Comprehensive Plan. Commissioner Hoberg had further questions about the affordability component of the townhomes, to which Poehlman clarified the level of affordability that the townhomes are proposed at and that that level of affordability would be for the length of the TIF district. Poehlman stated that questions regarding the length of time for TIF districts should be directed to the HRA.

In response to Commissioner Rudolph, Poehlman explained that she could not speak to the gap in financing for the project. In response to Chair Hayford O'Leary, Poehlman explained that the affordability requirements are not specific to the TIF district, but rather up to the HRA and the City Council. Poehlman further clarified to Commissioner Hoberg that the Commission is voting on whether the proposed project is consistent with the Comprehensive Plan, and that staff finds it to be consistent.

Chair Hayford O'Leary expressed that he shared the concerns of Commissioner Hoberg, but overall felt the project is consistent with the Comprehensive Plan.

M/Pynn, S/Quam to recommend approval of the resolution finding that 1) modification to the redevelopment plan for the Richfield Redevelopment Project area is consistent with the Richfield Comprehensive Plan and 2) modification to the Tax Increment Financing Plan for the Cedar Avenue Tax Increment Financing District is consistent with the Richfield Comprehensive Plan, and 3) proposed establishment of Tax Increment Financing District No. 2018-1 is consistent with the Richfield Comprehensive Plan.

Motion carried: 4-2 (Commissioners Rudolph and Hoberg opposed)

LIAISON REPORTS

Community Services Advisory Commission: No report

City Council: No Report

HRA: No Report

Richfield School Board: No Report

Transportation Commission: Chair Hayford O'Leary gave a brief update

CITY PLANNER'S REPORT

Poehlman noted that Penn Fest is September 16th, 2018 and that the various City Commissions would likely have individual booths as opposed to all Commissions sharing one booth as in past years. She volunteered to put any interested Planning Commission members in touch with the Penn Fest Coordinator.

ADJOURNMENT

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

The meeting was adjourned by unanimous consent at **7:38 p.m.**



Planning Commission Secretary