



Planning Commission Minutes

October 22, 2018

- MEMBERS PRESENT: Chairperson Sean Hayford Oleary, Commissioners Allysen Hoberg, James Rudolph, Bryan Pynn, Susan Rosenberg, and Kathryn Quam
- MEMBERS PRESENT: Dan Kitzberger
- STAFF PRESENT: Melissa Poehlman, Assistant Community Development Director
Matt Brillhart, Associate Planner
- OTHERS PRESENT: Lance Bernard, HKGi, Comprehensive Plan Consultant

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

APPROVAL OF MINUTES

M/Rosenberg S/Rudolph to approve the minutes of the September 24, 2018 meeting.

Motion carried: 6-0

OPEN FORUM

No members of the public spoke.

ITEM #1 APPROVAL OF AGENDA

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

Motion carried: 6-0

PUBLIC HEARING(S)

ITEM #2

Conduct a public hearing and consider a recommendation of approval for the 2040 Comprehensive Plan

Assistant Community Development Director Melissa Poehlman gave a brief overview and introduced Lance Bernard of Hoisington Koepler Group. Mr. Bernard gave a presentation on the Comprehensive Plan process and overview.

In response to Commissioner Hoberg, Poehlman clarified how the Metropolitan Council's review memo was incorporated, including required components and advisory comments.

Al Carlson, 6538 Newton Ave, inquired about his property being guided commercial.

Carol Hayes, 1036 Oak Terrace, North Mankato, representing her family at 6544 Newton Ave, also inquired about the property being guided commercial.

John Powell, 6800 Emerson Lane, spoke in opposition to development of 6812 Emerson Lane.

Judy Moe, 7345 Bloomington Ave, commented that the plan doesn't mention disabled people.

Raven Moe, 7345 Bloomington Ave, commented that she is concerned about the availability of accessible and affordable housing for people with disabilities.

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

Motion carried: 6-0

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In response to Chair Hayford Oleary, Poehlman addressed the property owners at 6538 and 6544 Newton Ave. She clarified that those properties are, and can continue to be, zoned residential, but have been guided commercial since at least 2008. In response to Commissioner Rudolph, Poehlman clarified the land use map in relation to how a property is guided. In response to Chair Hayford Oleary Poehlman explained how the zoning code regulates the expansion or intensification of a legally nonconforming use, in the event of a zoning change. She further explained how staff has worked with the Metropolitan Council on the issue of rezoning.

Poehlman gave a brief history of the property at 6812 Emerson Ln and stated that residents can contact their City Council and HRA members and gave dates of upcoming hearings.

Poehlman addressed the concerns raised by Judy and Raven Moe regarding people with disabilities. She stated that 'equitable development for all' was intended to be all encompassing but agrees that accessible housing could be called out specifically.

Transportation Engineer Jack Broz stated that Public Works has an ADA Transition Plan within the public rights-of-way. Poehlman stated that the Comp Plan could reference to that plan.

M/Rosenberg, S/Rudolph to recommend approval of the 2040 Comprehensive Plan

Chair Hayford Oleary gave a brief presentation and proposed allowing up to 150 units per acre in mixed use districts along the 494 corridor and the 66th and Lyndale area. Commissioner Rudolph complimented the analysis of Chair Hayford Oleary. Poehlman responded with staff's recommendation to amend the text to create flexibility. In response to Commissioner Quam, Poehlman explained how the city decided upon 100 units per acre. Chair Hayford Oleary clarified with his reasoning for changing to 150 units per acre.

M/Hayford Oleary, S/Hoberg to recommend amending the original motion to change the density limits for 66th and Lyndale and 494 areas to allow up to 150 dwelling units per acre.

Motion carried: 4-2 (Pynn and Quam against)

M/Rudolph, S/Rosenberg to recommend changing the designation of 6538-6544 Newton Ave to Low-Density Residential.

Commissioner Hoberg expressed that she would prefer an individual meeting between the homeowners and staff rather than change the designation. Chair Hayford Oleary inquired about the possibility of creating more flexibility in the zoning code for existing structures.
Commission Rudolph withdrew the motion.

In response to Chair Hayford Oleary, Commissioner Pynn stated that he would like to make a motion regarding the accessible housing issue but wanted more discussion with staff first.

Poehlman recommended that the commission make a motion to include language specifically related to accessibility in the housing goals and policy, and social equity sections of the Plan. Housing Manager Julie Urban addressed how the Housing chapter of the Plan could incorporate language addressing accessibility. Commissioner Hoberg agreed with Urban and added that she would also like to see disability statistics in the demographics section.

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M/Pynn, S/Rudolph to recommend including specific language addressing persons with disabilities and accessibility in the housing goals and policies, transportation, parks and recreation, and demographics sections.

Motion carried: 6-0

Commissioner Rudolph thanked the staff and community groups for their hard work.

Chair Hayford Oleary commented that he was excited about the progress made on rethinking the HUB but was ultimately disappointed and would like to see it revised in the future.

Chair Hayford Oleary moved to approve the Comp Plan with the amendments as approved

Motion carried: 6-0

ITEM #3

Cancel a public hearing to consider an Interim Use Permit for a landscaping and snow removal business at 7138 Chicago Avenue.

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

Motion carried: 6-0

ITEM #4

Consideration of a motion rescheduling the December Planning Commission meeting to December 10, 2018.

M/Rosenberg, S/Rudolph to reschedule the December meeting.

Motion carried: 6-0

OTHER BUSINESS

None.

LIAISON REPORTS

Community Services Advisory Commission: No report

City Council: No report

HRA: No report

Richfield School Board: No report

Transportation Commission: Chair Hayford Oleary – draft of Pedestrian Plan available

CITY PLANNER'S REPORT

Poehlman notified commissioners of a study session on November 13 regarding the Emerson Lane property.

ADJOURNMENT

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

The meeting was adjourned by unanimous consent at **8:10 p.m.**



Planning Commission Secretary