



# Planning Commission Minutes

May 29, 2019

MEMBERS PRESENT: Chairperson Allysen Hoberg, Commissioners Bryan Pynn, Susan Rosenberg, Peter Lavin, James Rudolph, and Kathryn Quam

MEMBERS ABSENT: Commissioner Sean Hayford O'leary

STAFF PRESENT: Matt Brillhart, Associate Planner  
Sadie Gannett, Assistant Planner

OTHERS PRESENT: Applicant, Veronica Bradbury, 7120 Chicago Ave (Reggae Foods)  
Applicant, Keith Koenig, 7132 Portland Ave (Hope Church)  
See attached sign-in sheet for additional speakers

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

## APPROVAL OF MINUTES

M/Rosenberg, S/Pynn to approve the minutes of the April 22, 2018 meeting.

*Motion carried: 6-0*

## OPEN FORUM

No members of the public spoke.

## ITEM #1 APPROVAL OF AGENDA

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

*Motion carried: 6-0*

## PUBLIC HEARING(S)

### ITEM #2

#### **19-CUP-02 – Consideration of a request for a conditional uses permit for a restaurant at 7120 Chicago Avenue S.**

Assistant Planner Sadie Gannett presented the staff report.

In response to James Swanson, 7108 Chicago, applicant Veronica Bradbury stated that the hours of operation will be 12:00-8:00 pm.

Gannett clarified the landscaping responsibilities for Commissioner Lavin.

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

*Motion carried: 6-0*

Commissioner Pynn and Chair Hoberg expressed excitement and support for the proposal.

M/Rudolph, S/Rosenberg to recommend approval of the conditional use permit for a restaurant at 7120 Chicago Avenue S.

*Motion carried: 6-0*

### ITEM #3

#### **19-CUP-01 – Consideration of a request for a conditional use permit to allow a school at 7132 Portland Avenue S.**

Assistant Planner Sadie Gannett presented the staff report.

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Patrick, Clinton Avenue, expressed concerns with security, over-crowding, and traffic. Julia Maunder, 7108 4th Ave, expressed concerns with increased traffic and classroom size.

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

*Motion carried: 6-0*

Commissioner Lavin acknowledged the traffic concerns but stated that the building has historically been used as a school, which is conditionally permitted. Commissioner Pynn concurred and stated that the concerns raised should be worked out, but are not necessarily land use considerations. Commissioner Rosenberg agreed and expressed support.

Leadriane Roby, Assistant Superintendent for Richfield Public Schools, addressed the concerns raised about the RCEP program. Keith Koenig, Director of Facilities for Hope Church, further addressed the concerns raised and explained what went into accommodating the various programs using space at Hope Church.

Koenig clarified that the CUP for the preschool allowed drop-offs on 4<sup>th</sup> Avenue.

Chair Hoberg raised concerns around inclusion and Hope Church's position against gay marriage and stated that this issue should be brought before the school board.

Brillhart clarified for Chair Hoberg the legal obligations of the Planning Commission.

M/Pynn, S/Rosenberg to recommend approval of a conditional use permit to allow a school at 7132 Portland Avenue S.

Commissioner Quam expressed support for relocating the drop off to Portland Avenue.

Commissioner Pynn acknowledged concerns but clarified the criteria for a conditional use permit and encouraged additional issues to be worked out between the church and residents.

*Motion carried: 5-1 (Hoberg against)*

#### **ITEM #4**

#### **Public Hearing to consider amending a Final Development Plan for a Planned Unit Development at 6540 Penn Avenue (CVS).**

Associate Planner Matt Brillhart presented the staff report

Luci Peterson at 2500 W 66<sup>th</sup> St requested updates on the NOVO project for Fraser residents.

Commissioner Rudolph expressed support for Peterson's requests and stated that the developer needs to have good communication with the neighborhood in order to be successful.

Todd Olin, applicant, expressed support for community engagement and stated that this is something that they routinely do. In response to Commissioner Pynn, Olin gave a brief update and stated that there haven't been any notifications due to the lag time for the project to begin.

Olin also stated that they have been communicating with the owner of Fraser and was not aware that the updates were not getting passed on to the residents.

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

*Motion carried: 6-0*

M/Pynn, S/Rudolph to recommend approval of amending a Final Development Plan for a Planned Unit Development at 6540 Penn Avenue (CVS).

*Motion carried: 6-0*

In response to Commissioner Pynn and Commissioner Quam, Olin clarified the timeline for preconstruction surveys of nearby houses and the anticipated groundbreaking of September.

### **LIAISON REPORTS**

Community Services Advisory Commission: Commissioner Pynn gave an update on the dog park, recycling, and the boardwalk at Wood Lake Nature Center.

City Council: Commissioner Rosenberg noted the bandshell's opening.

HRA: Commissioner Quam gave an update about the public hearing for the affordable housing site

Richfield School Board: No report.

Transportation Commission: No report.

Chamber of Commerce: No report.

### **CITY PLANNER'S REPORT**

Brillhart noted the time and location for the neighborhood meeting for the Chamberlain project as well as the open house for the Southdale Library.

### **ADJOURNMENT**

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

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

*Motion carried: 6-0*

  
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Planning Commission Secretary

Speaker's Register

City Council Meeting

Please **CLEARLY PRINT** your name and address. Thank you.

Name	Address
Veronica Bradbury	2809 Park Ave Apt 201
Peggy Fooks	Mpls MN 55407
	735 Clayton
Julia Manda	7108 4 <sup>th</sup> Ave S
Keith Koernig	2114 5 <sup>th</sup> Ave S Richfield
Leadrane Boyd	7001 Harriet Ave S. Richfield
Kasya Witt	7001 Harriet Ave S Richfield
MCT Peterson	2500 W 66 <sup>th</sup> St, #308
Todd Olin Boyart & Pederson	13076 1st St. Bellevue, MN

## Sadie Gannett

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**To:** Matt Brillhart  
**Subject:** RE: FYI

----- Forwarded message -----

From: **Anne Flake** <[anneflake77@gmail.com](mailto:anneflake77@gmail.com)>  
Date: Wed, May 29, 2019, 6:31 PM  
Subject:  
To: <[allysenbird@gmail.com](mailto:allysenbird@gmail.com)>

Dear Allysen,

I'm writing to you in the hopes that you are able to convey some concerns I have regarding Hope Church and the proposed zoning change to the commission. To be entirely fair, I do not have all the details regarding why this zoning change is being proposed, or what the plan is for how this space can be used by our public schools. I recognize that this might all be entirely good for Richfield and our students. Unfortunately, it is difficult to know what to think when so little information has been shared.

As a member of a minority religion, I have deep concerns about any time we muddy the waters by inviting religion into our public schools. Even if there is no religious instruction occurring, the very fact that public school classes would be offered in a religious space is something I'm not entirely comfortable with.

In addition, as the mother of a child who identifies as queer and non-binary, the Hope Church stance that the only acceptable romantic relationship is between a man and a woman, is not only at odds with what I believe, but is also at odds with the goal of our community and our schools to be a welcoming space for every student. I would never argue against Hope Church's right to believe as they do, and in fact, I would argue strongly for their religious liberty (as much as I might disagree with it). But once we start putting school children in their church, their beliefs become relevant to the discussion.

I don't necessarily disagree with the proposal to re-zone Hope Church, but I am concerned about the lack of information and transparency at this point in the process. I believe that we, the citizens of Richfield and parents of Richfield school students, should know why this is happening and what the plan is before considering whether

Thank you so much for your time.

Anne Flake (Mother to six Richfield students and member of the Community Services Commission)