



Planning Commission Minutes

November 25, 2019

MEMBERS PRESENT: Chairperson Allysen Hoberg, Commissioners Bryan Pynn, Sean Hayford O'leary, Peter Lavin, James Rudolph, Susan Rosenberg and Kathryn Quam
STAFF PRESENT: Melissa Poehlman, John Stark, Julie Urban and Matt Brillhart – Community Development Department
OTHERS PRESENT: Adam Seraphine and Lori Boisclair – RF64 development team

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

APPROVAL OF MINUTES

M/Quam, S/Pynn to approve the minutes of the October 28, 2019 meeting.

Motion carried: 7-0

ITEM #1 APPROVAL OF AGENDA

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

Motion carried: 7-0

PUBLIC HEARINGS

ITEM #2

19-APUD-07 – Consideration of an amendment to the plans for the RF64 apartment and townhome project along 16th Avenue and Richfield Parkway, between Taft Park and 65th Street. The proposed revision will reduce the number of townhomes constructed from 72 to 64.

Assistant Director of Community Development Melissa Poehlman presented the staff report.

Responding to a question from a resident [did not provide name/address], developer Adam Seraphine gave updates on the construction status of the townhomes and stated that the apartment phase of the project will begin after closing on the site in March 2020.

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

Motion carried: 7-0

Responding to a question from Commissioner Quam, Poehlman confirmed the townhomes would be further from the home at 6433 16th Avenue than the formerly adjacent homes.

Commissioner Lavin inquired if there was a covenant or other assurance from the developer that they will acquire the remaining home, if it should come on the market in the future.

Director John Stark stated that the development agreement with the Richfield HRA did not require the developer to purchase the home. Poehlman stated that the development agreement required the construction of 64 or more townhomes. The proposed amendment to reduce the number of planned townhomes from 72 to 64 would comply with the agreement.

Commissioner Rudolph inquired why townhomes were built to the south of the remaining home. Director Stark stated that at the time Planning Commission originally considered the project, there were still 4 remaining homes to be acquired and it was then unknown how many would be acquired prior to the project beginning construction.

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Developer Lori Boisclair stated that the first townhomes on the south end of the site were able to tie into utilities on 65th Street, and could stand alone from those north of the remaining home. She stated that the TIF agreement for the project was laid out in three phases for completion of the townhomes, so there was financial incentive for the developer to build the remaining units.

Responding to a question from Commissioner Quam, Director Stark stated the development agreement with Richfield HRA did not require the developer to purchase the remaining home.

M/Pynn, S/Hayford Oleary, to recommend approval a resolution granting an amendment to the Planned Unit Development, Conditional Use Permit, and Final Development Plan.

Commissioners Lavin and Quam inquired if the Planning Commission could attach a stipulation to their recommendation that the HRA require the developer to acquire the remaining home. Poehlman responded that they could not, as the Planning Commission's recommendation on the land use application before them only moves forward to the City Council and would not go to the HRA. Responding to Chair Hoberg, Poehlman stated that the Planning Commission's concerns on the matter would be reflected in the minutes and the HRA Executive Director would share the concern with HRA members.

Motion carried: 5-2 (Rudolph and Lavin opposed)

ITEM #3

19-APUD-05 – Continue a public hearing to consider an amendment to the Richfield-Bloomington Honda Planned Unit Development to December 9, 2019.

M/Pynn, S/Quam to continue the public hearing.

Motion carried: 7-0

LIAISON REPORTS

Community Services Advisory Commission: No report.

City Council: No report.

HRA: Commissioner Quam provided a summary of the recent HRA meeting.

School Board: Commissioner Rudolph shared the results of the recent school board election.

Transportation Commission: Commissioner Hayford Oleary provided an update on MnDOT's 494 reconstruction planning.

Chamber of Commerce: Commissioner Lavin stated that he met with the new Executive Director.

CITY PLANNER'S REPORT

Poehlman summarized the November 14 open house on the Penn Avenue study.

ADJOURNMENT

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

The meeting was adjourned by unanimous consent at 7:43 p.m.

Motion carried: 7-0



Planning Commission Secretary