



Planning Commission Minutes

May 27, 2020

MEMBERS PRESENT:	Chair Kathryn Quam, Commissioners Bryan Pynn, Sean Hayford Oleary, Peter Lavin, James Rudolph, and Susan Rosenberg
MEMBERS ABSENT:	none
STAFF PRESENT:	Melissa Poehlman, Asst. Director of Community Development Matt Brillhart, Associate Planner Nellie Jerome, Assistant Planner
OTHERS PRESENT:	Daniel Oberpriller, North Bay Companies - 64 th and Lyndale apartment (Item #1) See attached list of additional speakers.

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

APPROVAL OF MINUTES

M/Pynn, S/Rudolph to approve the minutes of the February 26, 2020, meeting.
Motion carried: 6-0

OPEN FORUM

No members of the public spoke, no comments received.

APPROVAL OF AGENDA

M/Rosenberg, S/Hayford Oleary to approve the agenda.
Motion carried: 6-0

PUBLIC HEARINGS

ITEM #1

Public hearing and consideration of a variety of land use approvals for a proposal to construct an 82-unit apartment building on 64th Street, east of Lyndale Avenue (future address: 600 64th Street West)

Richfield Planning Associate Matt Brillhart gave a summary of the Planned Unit Development (PUD), for which staff recommended approval of the three related applications regarding the Comprehensive Plan designation, the zoning designation, and PUD permit approval.

Commissioners asked about affordability requirements, the parking spillover from adjacent apartment buildings, and traffic exiting the project into the neighborhood. Assistant Community Development Director Melissa Poehlman clarified that there is no zoning requirement that affordable units be included, but the developer is working to include a number of affordable units in the project. The developer observed that so far, at adjacent apartments, no tenants have opted to park on the street and roughly one parking spot per bedroom has been rented so far. The developer also noted that they were working to avoid displacement of current apartment residents and that a number of the units will remain affordable at 50% AMI.

Public comments from emails, voicemails, and live call-ins focused on spillover parking, issues with snow removal and parked cars, residential density, park access on the southern side of

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Garfield Park, ADA accessibility, and safety. Residents stated that they had observed spillover parking on 64th Street from nearby apartment buildings.

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

Motion carried: 5-0 (Commissioner Rosenberg was not available to vote)

Commissioners discussed parking spillover along 64th Street and issues with winter plowing and parking when parking is not free for these residents. Commissioners asked if it was within their power to require 1.5 parking stalls per unit. Commissioners also asked about updating the existing building, and how the limited updates to the interior might be a disservice to current residents who will have higher rent but not necessarily nicer living spaces.

Asst. Director Poehlman responded that upgrades to existing affordable rental units are very hard to do. From staff's perspective, the opportunity to upgrade the existing affordable units and to grow the community with a new building next door is a win. Staff added that the improved connection on the south end of Garfield Park would improve accessibility, and that upgrades to the park would improve safety. Staff also clarified that there was nothing in code that required free parking, and that 1.25 spaces per unit meets city code. The Commission does have the authority to discuss whether the 10% parking reduction for proximity to frequently operating transit is for some reason not appropriate at this particular location.

Commissioners further discussed parking issues and opportunities to use neighboring lots to meet parking space minimums. Mr. Oberpriller, the developer, explained the cost of underground parking, the parking ratios and the current parking use on the site, as well as how the design of the lot will be important in directing traffic away from smaller streets and towards Lyndale Ave. They also assured their openness to bike parking, electric car parking and charging stations, and anything else that will help alleviate parking issues in the future.

M/Hayford Oleary, S/Lavin to recommend approval of a resolution that amends the Comprehensive Plan to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Mixed Use;
Motion carried: 6-0

M/Hayford Oleary, S/Rosenberg to recommend approval of an Ordinance that amends Richfield Zoning Code Appendix I to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Planned Mixed Use

M/Rudolph, S/Hayford Oleary to amend the original motion to delay the effective date of the ordinance until a development agreement is in place.

Motion for amendment carried: 6-0

Motion as amended carried: 6-0

M/Lavin, S/Rudolph to recommend approval of a resolution granting a conditional use permit and final development plans for a planned unit development at 6345 Lyndale Avenue and 600 West 64th Street with additional condition that the PUD provide parking at a ratio of a minimum of 1.25 stalls per unit.

M/Hayford Oleary, S/Quam to amend the motion to include the condition that signage be added to both planned driveways, directing traffic to Lyndale Ave

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M/Hayford O'Leary, S/Lavin to amend the motion to include the condition that the trail from 64th Street into Garfield Park be modified to have a wheelchair ramp accessible to 64th Street.

Motion for signage amendment carried: 6-0

Motion for wheelchair ramp amendment carried: 6-0

Motion with conditions carried: 6-0

ITEM #2

Continue a public hearing to consider land use applications for 6544 Newton Avenue South to June 22, 2020.

The application has been withdrawn by the applicant.

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

Motion carried: 6-0

LIAISON REPORTS

Community Services Advisory Commission: Met last week, discussions on budget reductions due to COVID-19.

City Council: no report

Housing and Redevelopment Authority (HRA): no report

Richfield School Board: COVID-19 has affected budget, but reserves are expected to be enough to continue funding. Continuity of education will continue and finances remain in a good spot

Transportation Commission: 65th street construction planned for next year, roundabouts and trails planned

Chamber of Commerce: no report

CITY PLANNER'S REPORT

Poehlman gave an update on the Small Cell memo, presented to the City Council at the most recent meeting. City Council supported removing a requirement for conditional use permits for residential small cell installations, because the City has little authority to regulate these and the public hearings were disingenuous. Poehlman added that due to COVID-19, restaurant seating on sidewalks and parking lot areas will be temporarily allowed, in order to help businesses in Richfield. Poehlman also added that the Richfield COVID Small Business Loan program has gone smoothly and loans are starting to go out to applicants.

ADJOURNMENT

The next regular meeting will be Monday, June 22, at 7pm, on Webex online meeting platform.

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

Motion carried: 6-0

The meeting was adjourned by unanimous consent at **9:15 p.m.**


James Rudolph (Aug 5, 2020 08:05 CDT)

Planning Commission Secretary






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Final Audit Report

2020-08-05

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