



Planning Commission Minutes

January 24, 2022

- MEMBERS PRESENT: Chair Kathryn Quam, Commissioners Brendan Kennealy, Susan Rosenberg, and Brett Stursa
- MEMBERS ABSENT: Commissioner James Rudolph
- STAFF PRESENT: Melissa Poehlman, Assistant Community Development Director; Ryan Krzos, Planner; Nellie Jerome, Assistant Planner
- OTHERS PRESENT: Representatives from Kruse Market for item #2, Representatives from Partnership Academy for Item #3,

Chairperson Quam called the meeting to order at 7:02 p.m.

Chairperson Quam appointed Commissioner Kennealy as acting secretary for this meeting.

APPROVAL OF MINUTES

Chair Quam asked that the minutes include greater detail going forward.
M/Quam, S/Rosenberg to approve the minutes of the December 13, 2021, Planning Commission meeting.

Motion carried: 4-0

OPEN FORUM

No members of the public spoke, no comments received.

APPROVAL OF AGENDA

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

Motion carried: 4-0

PUBLIC HEARINGS

ITEM #1 - Public hearing to consider an ordinance amendment establishing regulations for Electric Vehicle chargers.

Assistant Planner Nellie Jerome presented the staff report.

M/Rosenberg, S/Quam to close the Public Hearing.

Motion carried: 4-0

Commissioners Rosenberg and Stursa spoke in favor of the ordinance amendment. Chair quam asked for clarification on the types and percentages of chargers required, and staff responded that best practices and research on neighboring cities' ordinances were followed to determine charging levels.

M/Stursa, S/Quam to recommend approval of an ordinance amendment establishing regulations for Electric Vehicle chargers.

Motion carried: 4-0

ITEM #2 - Public hearing to consider a request for a Conditional Use Permit to allow a Class I (full service) restaurant and retail market at 2900 66th Street West Suite 2900 (Southdale Square).

Planner Ryan Krzos presented the staff report.

M/Rosenberg, S/Kennealy to close the Public Hearing.

Motion carried: 4-0

Commissioner Rosenberg asked clarifying questions about the current site, existing businesses, and the style of the market. Chair Quam asked if CUP permits are permanent. Planner Krzos clarified that the CUP does stay with the property as long as it is in use and follows conditions.

M/Rosenberg, S/Kennealy to recommend approval of a Conditional Use Permit to allow a Class I restaurant and retail market at 2900 66th Street West Suite 2900 (Southdale Square).

Motion carried: 4-0

ITEM #3 - Public hearing to consider a request for an amended Planned Unit Development, Final Development Plan, and Conditional Use Permit to allow construction of a building addition to an elementary school at 6500 Nicollet Avenue South.

Assistant Planner Nellie Jerome presented the staff report. Commissioners discussed the amount of parking on the site, the current agreement for leased parking spaces with the HUB shopping center, and the availability of parking at adjacent properties. The applicant discussed the option for future structured parking on-site, and the school's commitment to finding ways to meet parking minimums in the future.

M/Quam, S/Rosenberg to close the Public Hearing.

Motion carried: 4-0

Commissioners Rosenberg and Stursa spoke about the lack of long-term, parking solutions for school staff and staff reviewed policies for conditional use permits. Commissioner Kennealy expressed that it is unfortunate to have to deny a request based on parking alone.

M/Quam, S/Kennealy to recommend approval of the proposed Amended Planned Unit Development, Final Development Plan, and Conditional Use Permit to allow construction of a building addition to an elementary school at 6500 Nicollet Avenue South.

Commissioner Kennealy stated that his decision was based on the number of cars we want and not the number of cars we've got, so he leaned toward approval.

Motion failed: 1-3 (Commissioner Kennealy voted in favor)

ITEM #4 - Public hearing regarding proposed changes to zoning regulations for firearm sales, repair, and other related uses.

Planner Ryan Krzos presented the staff report.

M/Stursa, S/Rosenberg to close the Public Hearing.

Motion carried: 4-0

Commissioners expressed appreciation that code was being updated and clarified.

M/Stursa, S/Kennealy to recommend approval of the attached Ordinance amending Richfield City Code regulations in the General Business and Mixed Use Districts related to uses involving firearms.

Motion carried: 4-0

ITEM #4 - Cancel a public hearing to consider a request for an amended Planned Unit Development, Final Development Plan and Conditional Use Permit to allow a micro-brewery and brewpub/taproom at 6402 Lyndale Avenue South.

Planner Ryan Krzos presented the staff report. Commissioners expressed appreciation that code was being updated and clarified.

M/Stursa, S/Kennealy to cancel a public hearing to consider a request for an amended Planned Unit Development, Final Development Plan and Conditional Use Permit to allow a micro-brewery and brewpub/taproom at 6402 Lyndale Avenue South.

Motion carried: 4-0

LIAISON REPORTS

Chair Quam made a statement of recognition for Commissioner Susan Rosenberg's last Planning Commission meeting, after 9 years of service.

Community Services Advisory Commission: (vacant)

City Council: No report

Housing and Redevelopment Authority (HRA): No report

Richfield School Board: (vacant)

Transportation Commission: No report

Chamber of Commerce: (vacant)

Sustainability Commission: (vacant)

PLANNER'S REPORT

There is a March 8 work session scheduled with HRA, City Council, and Planning Commission to discuss concepts for the roundabout parcels at 66th St and Portland Ave. An additional work session is tentatively scheduled in April to discuss the low-density residential zoning and the accompanying visual preference survey. A future work session for commission duties will be scheduled with incoming Planning Commissioners.

ADJOURNMENT

The next regular meeting is scheduled for Monday, February 28, 2022, at 7pm, via Webex virtual meeting. This will be the Commission's annual meeting, when the bylaws will be reviewed, new officers will be elected, and new liaisons will be selected.

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

Motion carried: 4-0

The meeting was adjourned by unanimous consent at **8:28 p.m.**

Brendan Kennealy

Brendan Kennealy (Mar 3, 2022 11:07 CST)

Planning Commission Secretary






01242022 PC Minutes

Final Audit Report

2022-03-03

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