



# Planning Commission Minutes

March 22, 2021

MEMBERS PRESENT: Chair Kathryn Quam, Commissioners Brendan Kennealy, Bryan Pynn, Susan Rosenberg, Peter Lavin, James Rudolph, and Brett Stursa

MEMBERS ABSENT: none

STAFF PRESENT: Melissa Poehlman, Asst. Director of Community Development; Ryan Krzos, Planner; Nellie Jerome, Assistant Planner

OTHERS PRESENT: For Item #1: Brian Bochman, Enclave Companies; Neil Reardon, ESG Architecture and Design. See attached list for additional public comments.

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

## APPROVAL OF MINUTES

M/Stursa, S/Rosenberg to approve the minutes of the February 22, 2021, meeting.  
*Motion carried: 6-0 (Commissioner Rudolph was absent for the vote)*

## OPEN FORUM

No members of the public spoke, no comments received.

## APPROVAL OF AGENDA

M/Quam, S/Lavin to approve the agenda.  
*Motion carried: 7-0*

## PUBLIC HEARINGS

**ITEM #1 - Public hearing and consideration of a recommendation on variety of land use approvals to construct a mixed-use development at the northeast corner of Lyndale Avenue and 65th Street.** City Planner Ryan Krzos presented the staff report. The applicants gave a brief presentation. City Planner Krzos reviewed the proposal's parking ratio, which met the minimum 1.25 stalls per dwelling unit, and noted that it was eligible for the 10% transit reduction. Public comments were received from callers regarding parking and traffic, best management practices for stormwater and greenspace, and impacts on neighbors. Additional written comments and a voicemail were received regarding similar issues.

M/Rosenberg, S/Rudolph to close the public hearing.  
*Motion carried: 7-0*

Commissioners discussed impervious surface coverage and parking, and it was confirmed that the proposal met the Zoning Code requirements as a Planned Unit Development.

M/Stursa, S/Lavin to recommend approval of rezoning the subject property from General Commercial (C-2) to Planned Mixed Use (PMU) and approval of a Planned Unit Development, Conditional Use Permit, and Final Development Plan for the proposed mixed-use development at the Northeast corner of Lyndale Avenue and 65th Street.  
*Motion carried: 7-0*

M/Quam, S/Rudolph to take a five minute recess before moving to the next item.  
*Motion carried: 7-0*

**ITEM #2 - Public hearing to consider a proposed ordinance amendment to modify rules related to home occupations.** Assistant Planner Nellie Jerome presented the staff report and a summary of public comments received. Commissioners discussed traffic concerns and keeping agricultural home occupations to a reasonable distribution scale. Public comments received at the meeting focused on retail sales, allowing special allowances for produce pickup through a CSA (community supported agriculture) model, and similar cities' policies on this issue.

M/Pynn, S/Quam to close the public hearing.  
*Motion carried: 7-0*

Staff clarified that the current home occupation rules wouldn't allow gardening, but this change was proposed in an effort to allow more access to urban agriculture. Staff noted that the proposed changes to the ordinance included edits that were not related to gardening, and that all retail sales are currently prohibited including the sale of honey produced on a residential lot.

M/Stursa, S/Pynn to recommend approval of an ordinance amendment to modify rules related to home occupations.

M/Lavin, S/Stursa to amend the motion to include an allowance for CSA distribution at residential sites with the caveat that distribution is only allowed for produce that is grown on-site.

*Motion for amendment carried: 7-0*  
*Motion as amended carried: 7-0*

## **LIAISON REPORTS**

Community Services Advisory Commission: no report.

City Council: no report.

Housing and Redevelopment Authority (HRA): Lee Ohnesorge, has joined the HRA. He has been involved with disability advocacy group in Richfield.

Richfield School Board: no report

Transportation Commission: multiple projects were discussed, new officers were appointed  
Chamber of Commerce: none.

Sustainability Commission: Community trash collection policy is ongoing, and there is work on tree replacement and preservation plan.

## **CITY PLANNER'S REPORT**

There is a work session focused on aligning planning districts with the comprehensive plan, and the Richfield City Council will meet with Bloomington City Council to discuss the CNU project at Portland and I-494.

## **ADJOURNMENT**

The next regular meeting will be Monday, April 27, 2021, at 7pm

M/Stursa, S/Pynn to adjourn the meeting.  
*Motion carried: 7-0*

The meeting was adjourned by unanimous consent at **9:58 p.m.**



[James Rudolph \(May 27, 2021 16:52 CDT\)](#)

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Planning Commission Secretary




# 03222021 PC Minutes

Final Audit Report

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