



Planning Commission Minutes

March 28, 2022

MEMBERS PRESENT: Acting Chair Kathryn Quam, Commissioners Brendan Kennealy, Brett Stursa, Eddie Holmwig-Johnson, and Benjamin Surma

MEMBERS ABSENT: Chair James Rudolph

STAFF PRESENT: Melissa Poehlman, Community Development Director; Ryan Krzos, Planner

OTHERS PRESENT: Rashid Omar, Southdale Event Center; for item #1; Representatives from Benefactor Brewery for Item #2,

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

Acting Chair Quam introduced the three new Planning Commissioners: Eddie Holmwig-Johnson, Benjamin Surma, and Gordon Hanson.

APPROVAL OF AGENDA

M/ Holmwig-Johnson, S/Quam to approve the agenda.

Motion carried: 5-0

APPROVAL OF MINUTES

M/ Quam, S/ Holmwig-Johnson to approve the minutes of the February 28, 2022, Planning Commission meeting.

Motion carried: 5-0

OPEN FORUM

No members of the public spoke, no comments received.

PUBLIC HEARINGS

ITEM #1 - Public hearing to consider a request for a site plan approval and a variance for a daycare, take-out restaurant, and event space at 6436 Penn Avenue South. Planner Ryan Krzos presented the staff report. Staff discussed variance conditions, alternative recommendations, and a potential that there would be excess bicycle parking on the property.

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

Motion carried: 5-0

M/Surma, S/Quam to recommend approval of a proposed site plan and denial of a variance at 6436 Penn Avenue South.

Motion carried: 5-0

ITEM #5 - 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 Krzos presented the staff report. Commissioners discussed hours of operation and the history of the amphitheater and surrounding area.

Calls were received from the following residents, who all had concerns about noise, parking, and late hours of operation:

Mary Gorman, 6350 Lyndale Ave, #E-104

Patty Smith, 6360 Lyndale Ave, #108
Jeffery Prager, 6354 Lyndale Ave
Evan Ho, 6360 Lyndale Ave
John Cushing, Lakeside at Lyndale Gardens resident
Jody Spencer and David Doorknacker, 6350 Lyndale Ave
Scott Taylor, 6354 Lyndale Ave
Tony Mills, 6360 Lyndale Ave, #W-207
Deborah Silverman, no address given
Mark Thieroff, attorney representing Julie Harper-Wylie and Rick Wylie at Lakeside Condos
Martha Joy, 6352 Lyndale Ave, #E-301
Peter Hilzer, 6354 Lyndale Ave
Ellen Murphy, 6356 Lyndale Ave #W-104

M/ Holmwig-Johnson, S/Quam to close the Public Hearing and take a 5 minute recess.
Motion carried: 5-0

Commissioners further discussed noise concerns, the amphitheater use and hours, and the differences in impact between a restaurant and a brewery.

M/Stursa, S/Holmwig-Johnson to recommend approval the attached resolution approving an amended Planned Unit Development, Final Development Plan and Conditional Use Permit to allow a mirco-brewery and brewpub/taproom at 6402 Lyndale Avenue South.

M/Stursa, S/Surma to amend the motion to add a condition that events at the amphitheater shall end by dusk and that special permits to allow events to go later than 8pm may be requested and approved by City Staff up to twice per year.
Motion carried: 5-0

M/Holmwig-Johnson, S/Kennealy to amend the motion to add a condition that the north side of the patio be closed by 10pm each night, and the entire business be closed no later than 11pm each night.
Motion carried: 5-0

M/Stursa, S/Surma to recommend approval the attached resolution with approved amendments.
Motion as amended carried: 4-1 (Commissioner Quam voted no)

LIAISON REPORTS

- Community Services Advisory Commission: no report
- City Council: Commissioner Gordon Hanson was recently appointed to the HRA, and Commissioner Erin Vriez Daniels was reappointed.
- Housing and Redevelopment Authority (HRA): Director Poehlman gave the Year in Review presentation, which was very uplifting. Resolutions for a deeply affordable housing project and for the sale of 1600 Logan Ave S, for a Habitat for Humanity home, were approved.
- Richfield School Board: no report
- Transportation Commission: The March meeting was cancelled.
- Chamber of Commerce: no report
- Sustainability Commission: Updates to distribution of organics collection bags, earth day plans, mailers for energy efficiency and organics hauling, and the possibility of a

sustainability fair with the League of Women Voters. A work session with Community Services was held to discuss the tree displacement plan for emerald ash borer tree removal.

PLANNER'S REPORT

In-person City meetings will return in April, and work sessions are planned for April 12, 18, and 26, and May 10.

ADJOURNMENT

The next regular meeting is scheduled for Monday, April 25, 2022, at 7pm.

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

Motion carried: 5-0

The meeting was adjourned by unanimous consent at **10:23 p.m.**

Brendan Kennealy

[Brendan Kennealy \(Apr 28, 2022 09:49 CDT\)](#)

Planning Commission Secretary






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Final Audit Report

2022-04-28

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