



# Planning Commission Minutes

April 25, 2022

MEMBERS PRESENT: Chair James Rudolph, Commissioners Kathryn Quam, Brendan Kennealy, Brett Stursa, Eddie Holmvgig-Johnson, and Benjamin Surma

MEMBERS ABSENT: None.

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

OTHERS PRESENT: Ryan Schwickert, representative for MWF Properties for Item #2; and David Lenz, representative from Hope Church for item #3.

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

## APPROVAL OF MINUTES

M/ Stursa, S/ Holmvgig-Johnson to approve the minutes Approval of the minutes of the joint Planning Commission, Community Services Commission and City Council work session of March 28, 2022; the Regular Planning Commission meeting of March 28, 2022; and the joint Planning Commission and City Council and HRA work session of April 12, 2022.

*Motion carried: 6-0*

## OPEN FORUM

No members of the public spoke, no comments were received.

## APPROVAL OF AGENDA

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

*Motion carried: 6-0*

## OTHER BUSINESS

**Consideration of a resolution finding that the acquisition and disposition of 1516 66th Street East by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.** Julie Urban, Assistant Community Development Director, presented the staff report.

M/Stursa, S/Surma to approve a resolution finding that the acquisition and disposition of 1516 66th Street East by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan

*Motion carried: 6-0*

## PUBLIC HEARINGS

**ITEM #1 - Cancel a public hearing to consider a request for an amended Planned Unit Development, Final Development Plan and Conditional Use Permit to allow structured parking at 6500 Nicollet Avenue South (Partnership Academy).** Ryan Krzos, Planner, presented the staff report and explained the applicant's request to cancel the request for this land use approval.

Commissioners Stursa and Surma asked about City Council conditions for this applicant to secure additional parking as part of a prior land use approvals. Planner Krzos explained the conditions and options for this applicant to secure this parking, and the penalty for not securing it. Planner Krzos also explained that the approval of the structured parking was no longer a requirement for the applicant to secure funding.

*Motion as amended carried: 5-1 (Chair Rudolph voted in opposition)*

**ITEM #3 - Public hearing to consider a request for a variance for a trash enclosure location farther away from the building.** Planner Krzos presented the staff report. Commissioners asked about the size of the enclosure, past approvals for the site. Representatives from Hope Church, the applicant, spoke about the work that the church is doing and about preferences for the proposed location instead of the approved location.

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

Commissioners reviewed the requirements for approval of a variance and the role of the Planning Commission in making a variance decision. Commissioners also inquired about potential code revisions in the future in relation to dumpster rules.

M/Holmwig-Johnson, S/Quam to deny request for a variance for a trash enclosure location farther away from the building.

*Motion carried: 6-0*

### **LIAISON REPORTS**

- Community Services Advisory Commission: no report
- City Council: Mayor Regan Gonzalez is not running for re-election so we will have a new mayor next year
- Housing and Redevelopment Authority (HRA): the HRA met with Planning Commission and City Council on a work session about the Hub shopping center location
- Richfield School Board: no report
- Transportation Commission: Three different items were considered for approval so the City of Richfield could enter a regional solicitation application to the Met Council for three projects related to Safe Routes to Schools.
- Chamber of Commerce: no report
- Sustainability Commission: no report

Chair Rudolph made a statement thanking former-Chair Quam for her service to the Planning Commission over the last two years.

### **PLANNER'S REPORT**

Benefactor Brewing pulled their application before it was considered by the City Council so the Council did not make a decision on that. There is a work session tomorrow, April 26, on the Legion Site, and on May 10<sup>th</sup> there is a work session to continue discussion on Missing Middle housing policy.

### **ADJOURNMENT**

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

M/Stursa, S/Surma adjourn the meeting.

*Motion carried: 6-0*

The meeting was adjourned by unanimous consent at **8:56 p.m.**

  
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Planning Commission Secretary