



# Planning Commission Minutes

May 24, 2021

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

MEMBERS ABSENT: Commissioner Bryan Pynn

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

OTHERS PRESENT: For Item #1: Lance Bernard and Jeff Miller, HKGi.

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

## APPROVAL OF MINUTES

M/Rudolph, S/Stursa to approve the minutes of the February 22, 2021, meeting.  
*Motion carried: 5-0 (Commissioner Rosenberg was absent for the vote)*

## OPEN FORUM

No members of the public spoke, no comments received.

## APPROVAL OF AGENDA

M/Quam, S/Kennealy to approve the agenda.  
*Motion carried: 6-0*

## PUBLIC HEARINGS

**ITEM #1 - Consider a recommendation of approval of the Portland Avenue and 66th Street Study as a guiding document; and the attached ordinance establishing the Portland Avenue and 66th Street Overlay District.** Assistant Community Development Director Melissa Poehlman presented the staff report. Lance Bernard, HKGi, presented the potential overlay development modeling and the community study feedback.

M/Kennealy, S/Lavin to take a five minute recess.  
*Motion carried: 6-0*

Robin Jacobson, 6601 and 6609 Oakland Ave; Linda Seime, 6438 5th Ave; Jon & Sandy Clay, 6600 Columbus; Lori Grotz, 6214 5th Ave; and Kent Fairbairn, 7020 Stevens Ave, provided comments related to the height of future buildings, heavy traffic, the view and aesthetics of the park from surrounding areas, and disapproval of the existing comprehensive plan designation within the study area.

M/Quam, S/Rosenberg to close the public hearing.  
*Motion carried: 6-0*

Commissioners discussed the potential for a future extension of Oakland Ave, the parking needs of the park and Legion site, building setback, and building height.

M/Quam, S/Rosenberg to recommend approval of the attached Portland Avenue and 66th Street Study; and to recommend approval of the attached ordinance establishing the Portland Avenue and 66th Street (PSS) Overlay District regulations for properties in the vicinity of Veteran's Memorial Park.

M/Quam, S/Lavin to amend the attached ordinance establishing the Portland Avenue and 66th Street Overlay District to limit the height of buildings to 4 stories or fifty feet, whichever is less.  
*Motion carried: 6-0*

M/Rudolph, S/Lavin to amend the attached ordinance establishing the Portland Avenue and 66th Street Overlay District to remove the possibility of having a road north of 66<sup>th</sup> Street, into the development, either on Oakland Ave o through the park.  
*Motion failed: 2-4 (Lavin and Rudolph voted in support of the amendment)*

M/Lavin, S/Quam to amend the attached ordinance establishing the Portland Avenue and 66th Street Overlay District to consider modifying the quantity of parking language to establish parking needs at minimal levels necessary to service specific project developments while limiting impact to surrounding neighbors.  
*Motion carried: 4-2 (Stursa and Rosenberg voted against the amendment)*

M/Quam, S/Lavin to amend the attached ordinance establishing the Portland Avenue and 66th Street Overlay District to add, in section 541.25, Subdivision 1, under Park and Neighborhood Connectivity, "wheelchair/walker," after the word "pedestrian".  
*Motion carried: 6-0*

M/Quam, S/Rosenberg to recommend approval of the attached Portland Avenue and 66th Street Study; and to recommend approval of the attached ordinance establishing the Portland Avenue and 66th Street (PSS) Overlay District with the three approved amendments: to limit the height of buildings to 4 stories or fifty feet, whichever is less; to modify the development principal statement about parking to establish parking needs at a minimal level necessary to service developments while limiting neighborhood impacts; and, to modify section 541.25, Subdivision 1, under Park and Neighborhood Connectivity, to include "wheelchair/walker," after the word "pedestrian".  
*Motion carried: 4-2 (Lavin and Rudolph voted against the amendment)*

M/Rudolph, S/Lavin to take a five minute recess.  
*Motion carried: 6-0*

**ITEM #2 - Conduct a public hearing and consider a recommendation on an ordinance rezoning property in the vicinity of Veteran's Memorial Park.** Assistant Community Development Director Melissa Poehlman presented the staff report for rezoning these parcels to meet with the 2040 Comprehensive plan, an action required by State Statute 473.858. Commissioners and staff discussed parcels that would be rezoned and would therefore contain legally nonconforming uses. Staff clarified that legally nonconforming uses may be repaired, maintained, and improved in perpetuity.

Jon & Sandy Clay, 6600 Columbus Ave, and Robin Jacobson, 6601 Oakland Ave, provided comments related to disapproval of the rezoning, and asked about limits on improving and expanding homes that would be legally nonconforming after being rezoned.

Asst. Community Development Director Poehlman clarified that nonconforming uses may add additional bedrooms, but not additional dwelling units. Asst. Director Poehlman added that the Comprehensive Plan has already guided these properties for future use and the City is required to follow through on the plans, per State Statute.

M/Quam, S/Kennealy to close the public hearing.  
*Motion carried: 6-0*

M/Stursa, S/Quam to recommend approval of an ordinance rezoning property in the vicinity of Veteran's Memorial Park.  
*Motion carried: 6-0*

### **LIAISON REPORTS**

Community Services Advisory Commission: the inclusive playground is now going in, and bids for two additional playgrounds will be reviewed this week. The pool will be open at full capacity this summer, and the band shell will also be used for programming. The planning for the 65-year-old pool line replacement is starting.

City Council: Woodlake is celebrating their 50<sup>th</sup> anniversary, and the Council is making final plans for the organized trash hauling, and public hearing is set for June 1.

Housing and Redevelopment Authority (HRA): the HRA authorized staff to work on discharging the discriminatory covenant on HRA-owned properties, as part of the Just Deeds project.

Inclusionary Housing Policy revisions were also approved, leading the way for deeper affordability and ADA accessibility.

Richfield School Board: no report.

Transportation Commission: the most recent meeting was cancelled, no report.

Chamber of Commerce: (none)

Sustainability Commission: (none)

### **CITY PLANNER'S REPORT**

We will return to in-person meetings next month, as the Mayor is planning to rescind the Emergency Order.

### **ADJOURNMENT**

The next regular meeting will be Monday, June 28, 2021, at 7pm

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

*Motion carried: 5-0 (Rosenberg was absent for the vote)*

The meeting was adjourned by unanimous consent at **10:28 p.m.**

  
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Planning Commission Secretary