



Planning Commission Minutes

August 23, 2021

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

MEMBERS ABSENT: None.

STAFF PRESENT: Ryan Krzos, City Planner; Nellie Jerome, Assistant Planner

OTHERS PRESENT: Tim Carter, Richfield Bloomington Honda

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

APPROVAL OF MINUTES

M/Pynn, S/Stursa to approve the minutes of the June 26, 2021, meeting.

Motion carried: 6-0

M/Quam, S/Rosenberg to amend the work session minutes and delete the last sentence of the third paragraph from the bottom, on the second page, as it was missing further context.

Motion carried: 6-0

M/Quam, S/Pynn to approve the minutes, as amended, of the June 26, 2021, work session.

Motion carried: 6-0

OPEN FORUM

No members of the public spoke, no comments received.

APPROVAL OF AGENDA

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

Motion carried: 6-0

PUBLIC HEARINGS

ITEM #1 - Consideration of the adoption of a resolution authorizing an Interim Use Permit to allow Richfield Bloomington Honda to use City-owned property at 7700 Pillsbury Avenue South for employee parking.

Assistant Planner Nellie Jerome presented the staff report. The Applicant, Tim Carter of Richfield Bloomington Honda, gave a statement about his request for an IUP and gave some history about the business developments and parking needs at Honda over the past few years.

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

Motion carried: 6-0

Commissioner Rudolph and Chair Quam asked about the length of the IUP term and Staff explained that a 1-year term on the IUP was a reasonable amount of time, considering the possibility of future development on the site.

Commissioner Kennealy asked a general question about how the future I-494 project and the COVID-19 pandemic may impact the applicant and the IUP. Commissioner Pynn noted that the 1-year term may make more sense considering I-494 and COVID. Commissioner Stursa asked for clarification on the unresolved parking structure on Honda's property, which Staff explained would need to be resolved before an extension of the IUP could be granted.

M/Pynn, S/Rosenberg to recommend adoption of a resolution authorizing an Interim Use Permit to allow a standalone parking facility at 7700 Pillsbury Avenue South.

Motion carried: 6-0

LIAISON REPORTS

Community Services Advisory Commission: no meeting.

City Council: no report.

Housing and Redevelopment Authority (HRA): The HRA approved Resolutions to support an extension of the MN Independence College and Community, a contract for private development with Benefactor Brewing near Lakewinds Co-op, and a loan for Lynk 65 development. They also approved their budget.

Richfield School Board: (vacant)

Transportation Commission: no report.

Chamber of Commerce: (vacant)

Sustainability Commission: no meeting.

CITY PLANNER'S REPORT

The North Bay Company held an open house for the Emi project on August 17th, where they shared concept plans with the community. Benefactor Brewing received financial assistance to help purchase their development site, and are expected to move forward with their land use approvals in the next month. Missing Middle Housing and Comprehensive Plan implementation will be a topic at the October work session. Electric vehicles and bicycle parking will also be upcoming work session topics, with a date to be confirmed.

ADJOURNMENT

The next regular meeting is scheduled for Monday, September 27, 2021, at 7pm.

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

Motion carried: 6-0

The meeting was adjourned by unanimous consent at **7:37 p.m.**

Brett Stursa

[Brett Stursa \(Sep 30, 2021 16:10 CDT\)](#)

Acting Planning Commission Secretary






08232021 PC Minutes

Final Audit Report

2021-09-30

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