



PLANNING COMMISSION MEETING MINUTES
Richfield, Minnesota

Regular Planning Commission Meeting

September 26, 2022

CALL TO ORDER

The meeting was called to order by Chair Rudolph at 7:00 p.m. in the Council Chambers.

Planning Commission Members Present: James Rudolph, Chair; Brendan Kennealy; Brett Stursa; Benjamin Surma; Eddie Holmwig-Johnson and Cole Hooey

Planning Commission Members Absent: None

Staff Present: Sam Crosby, Planner II; Nellie Jerome, Planner I; and Kari Sinning, City Clerk

Others Present: Garrett Duncan, North Bay Representative

Before beginning the meeting agenda, Chair Rudolph commented on the shooting at the Homecoming football game at Richfield High School.

APPROVAL OF MINUTES

M/Holmwig-Johnson, S/Hooey to approve the minutes of the Regular Planning Commission Meeting of August 22, 2022

Motion carried: 6-0

OPEN FORUM

Chair Rudolph reviewed the options to participate in the open forum.

Ruane Onesirosan, 2124 W 65th Street, commented regarding multistory structures and the use of tax dollars to support them.

Planner II Crosby read aloud an emailed anonymous comment that stated how the city should spend their money.

ITEM #1	APPROVAL OF THE AGENDA
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M/Stursa, S/Kennealy to approve the agenda.

Motion carried: 6-0

ITEM #2	PUBLIC HEARING TO CONSIDER A PRELIMINARY PLAT AND FINAL PLAT IN ORDER TO SUBDIVIDE ONE LOT INTO TWO, AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT TO ACCOMMODATE MINOR MODIFICATIONS TRIGGERED BY THE PROPOSED NEW LOT LINE AND VACATION OF EXISTING DRAINAGE AND UTILITY EASEMENTS TO BE RE-DEDICATED WITH THE PROPOSED PLAT AT 600 64TH STREET WEST (STAFF REPORT NO. 22)
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Planner II Crosby presented the staff report.

Commissioner Hooey asked the implications of the lot split since there is currently one owner for both parcels. Planner II Crosby stated that they are required to operate as one property and the agreement is not perpetual; they would have to notify and get approval from the City in order to split the parcels. Commissioner Hooey also asked if the property were to be redeveloped in the future that they would have to start the process over. Planner II Crosby stated that they would have to start the process over.

Chair Rudolph asked about going back to the original property line. Planner II Crosby stated that they drew the line as far to the east as they could to allow for the western most parcel to be the largest that it could be legally. Chair Rudolph asked if they would separate into two separate plots and if they could sell them separately. Planner II Crosby stated that they could sell one of the two buildings and offered the applicant to speak on their future intentions.

Chair Rudolph opened the public hearing.

Chair Rudolph asked what they plan on doing with the properties. Garrett Duncan, on behalf of North Bay, stated that the intention of splitting the property is so they are on different mortgages based on the housing type that they are and they have no intentions of selling the properties. Chair Rudolph asked about the maintenance of the properties. Garrett Duncan stated that the same company does landscaping for both and that recent construction and lack of irrigation could have affected it.

M/Holmvgig-Johnson, S/Kennealy to close the public hearing.

Motion carried: 6-0

Chair Rudolph shared his concerns for companies to create a planned unit development and split lots to allow companies to sell the more blighted property instead of reinvesting in the affordable housing to create better living situations for those in the building.

Commissioner Stursa asked if there any changes to enforcement of property maintenance. Planner Crosby stated that there is not. Commissioner Stursa asked Chair Rudolph how the vote would affect how the properties are maintained and she shared her support for naturally occurring affordable housing. Chair Rudolph stated that when the development was brought to the Planning Commission originally, it was one project; with this new re-plat of the property it opens the door for new changes to the development. Commissioner Stursa asked staff if this re-plat would grandfather in any of the previous planned unit development that was approved. Planner II Crosby stated that the developer has put a lot of money into the affordable housing building which it would not be a candidate for a teardown and the developer would need to come back to the Planning Commission and City Council for any redevelopment.

Commissioner Holmwig-Johnson clarified that there would be no changes to the current zoning conditions or use of the property. Planner II Crosby confirmed his clarification. Commissioner Holmwig-Johnson stated that this item is not policy related and encouraged approval from the other commissioners.

Commissioner Hooley asked staff if they were to sell the property would the new owner be able to do anything that the current owner cannot now do with or without subdividing the plat. Planner II Crosby stated that there is nothing different if there was a change of ownership.

Since the parking spaces in between the properties would have the property line intersect, Chair Rudolph asked what would happen if they sell the west property and the new owners do not allow the east property to continue to own a portion of the parking lot that is on their property. Planner II Crosby stated that the arrangement needs to stay in place or they would have to find an alternative parking solution.

M/Holmwig-Johnson, S/Kennealy to 1) recommend approval of the resolution approving both the preliminary plat and the final plat; 2) recommend approval of the resolution approving the Amended Planned Unit Development; and 3) recommend approval of a resolution vacating existing drainage and utility easements.

Motion carried: 5-1; Rudolph

ITEM #3	ELECTION OF PLANNING COMMISSION VICE-CHAIRPERSON (STAFF REPORT NO. 23)
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Planner II Crosby presented the staff report.

Commissioner Stursa spoke highly of Commissioner Kennealy and nominated Commissioner Kennealy. Commissioner Kennealy accepted the nomination.

M/Stursa, S/Surma to elect Commissioner Kennealy as Vice Chair.

Motion carried: 6-0

According to the bylaws, Commissioner Kennealy would serve as secretary through the end of the meeting and a new secretary would be voted at the next meeting after the vacancy.

ITEM #4	CONSIDER A MOTION TO RESCHEDULE THE DECEMBER PLANNING COMMISSION MEETING TO DECEMBER 12, 2022 (STAFF REPORT NO. 24)
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Planner I Jerome presented staff report no. 24.

Commissioner Hooley asked if this could be done in perpetuity. Planner I Jerome stated this must be addressed yearly due to the bylaws that state when the meetings would normally occur.

M/Hooley, S/Rudolph to approve the rescheduling of the December Planning Commission meeting from December 26, 2022 to December 12, 2022.

Motion carried: 6-0

ITEM #5	LIAISON REPORTS
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- Community Services Commission: Vacant
- City Council: Commissioner Kennealy gave an overview of the September 13 City Council meeting agenda.
- Housing and Development Authority (HRA): Commissioner Stursa mentioned that the 6501 Penn Ave building has been demolished and there might be some activity on the site in 2023.
- Richfield School Board: Commissioner Holmvig-Johnson gave an overview of the discussion as they began the school year which included an update to the drug policy regarding cannabis products.
- Transportation Commission: Commissioner Surma highlighted a project for pedestrian safety near the STEM School and a project regarding the intersection of 77th and Lyndale.
- Chamber of Commerce: Commissioner Hooey had no report since the meeting had already occurred before he was assigned.
- Sustainability Commission: Commissioner Kennealy shared that report on organized collection was positive, residents will receive informational inserts on wind energy, a community garden at Vets Park, the City responded to feedback regarding pollinator plants at Augsburg Park, and there are new trees at Donaldson and Christian parks.

Chair Rudolph mentioned the high attendance of Penn Fest on September 18.

ITEM #6	CITY PLANNER'S REPORT
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Planner II Crosby shared that at the September 13th Council meeting, the City Council voted to approve the text amendment to the fence ordinance with the change that 6 foot tall fences only need to be setback 3 feet (rather than 6 feet) from the corner side property line. She also mentioned and encouraged residents to apply for commissions and boards and applications would be accepted through the month of October.

ITEM #7	NEXT MEETING TIME AND LOCATION
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The next regular meeting is scheduled for Monday, October 24, 2022 at 7 p.m. in the Council Chambers at the Richfield Municipal Center.


ITEM #8	ADJOURNMENT
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M/Hooey, S/Kennealy to adjourn the meeting.

Motion carried: 6-0

The meeting was adjourned at 7:40 p.m.

Submitted by:



 Kari Sinning
 City Clerk



 Brendan Kennealy
 Planning Commission Secretary