Chairperson Erin Vrieze Daniels called the meeting to order at 7:00 p.m. and appointed Commissioner Jabs as Acting Secretary.

APPROVAL OF MINUTES

M/Rosenberg, S/Jabs to approve the minutes of the July 25, 2016 regular meeting.

Motion carried: 5-0

OPEN FORUM

No members of the public spoke.

PUBLIC HEARING(S)

ITEM #1
16-IUP-04 – Consider a request for an interim use permit to allow Minnesota Life College to use the property at 2000 West 76th Street for social, meeting, and office space for their Community Living Program.

Associate Planner Matt Brillhart presented the staff report.

In response to a question from Commissioner Hayford Oleary, Brillhart stated that the property had a two-car garage and long driveway to accommodate any parking needs, and that the expectation was that most visitors would walk over from the college, rather than drive.

Amy Gudmestad of Minnesota Life College provided additional information about Minnesota Life College and several other attendees spoke in support of the interim use permit.

M/Kitzberger, S/Rosenberg to close the public hearing.

Motion carried: 5-0

M/Rosenberg, S/Kitzberger to recommend approval of the interim use permit.

Motion carried: 5-0
ITEM #2  
PC Letter No. 11 – Consider proposed amendment to the Richfield Comprehensive Plan. The proposed amendment will change the guide plan designation for properties within the Cedar Avenue Corridor (generally the area east of 17th Avenue, between 66th and 77th Streets).

Community Development Director John Stark presented the staff report and Michelle Mongeon Allen of JLG Architects provided additional information.

In response to a question from Commissioner Hayford Oleary, Stark stated that in his experience, the minimum footprint of a single townhome or apartment development was approximately 6 single family lots or half of a city block.

In response to questions from Steve Wickham (7425 18th Avenue), Stark stated that one of the reasons for planning higher density and taller structures east of 18th Avenue was to help buffer properties west of 18th Avenue from airport noise. Stark stated he did not expect new single family structures to be a part of any development east of 18th Avenue.

In response to a question from Liz Berres (6732 17th Avenue), Stark stated that Richfield Parkway could possibly be aligned slightly east of the existing footprint of 18th Avenue, leaving excess right-of-way that could be added to the half-block depth of parcels on the west side of 18th Avenue.

In response to questions from Ruth Hoglund (7415 18th Avenue), John Nielsen (7311 17th Avenue), Alan Cole (7327 17th Avenue), Katie Downs (6821 18th Avenue), and Evelyn Rhines (7035 18th Avenue), Stark stated that there were no active development proposals south of 68th Street at this time. Stark stated that this was a long-range plan, and that total completion was expected to take 15 years or more. Stark stated that Richfield Parkway would not be constructed on each block until there was a redevelopment proposal in that area. Stark stated that the overlay zoning district would help ensure consistency among blocks developed at different times. Stark stated that a developer would have to negotiate purchase offers with each individual property owner.

In response to a question from Randy Hohbein (Short Stop, 7034 Cedar Avenue), Stark stated that there were a variety of options for development of the block that Short Stop sits on, ranging from development occurring around Short Stop to incorporating the business into a new mixed-use development.

(Name not legible) inquired if information had been provided in other languages, noting the large Hispanic, Oromo, and Somali populations in the area, and noted the connection between housing disruption and educational attainment.

In response to a question from Stephanie Guerrero (6901 16th Avenue), Stark stated that Inland Development Partners were working on the development north of 68th Street, and staff anticipated groundbreaking in 2017. Guerrero also noted the lack of meeting materials available in other languages, noting the large Spanish-speaking population in the area.

Terry Straub (7430 Portland Avenue) stated frustration with the loss of existing businesses and residential properties, and the effects of uncertainty on property values.
August 22, 2016

M/Rosenberg, S/Jabs to close the public hearing.

*Motion carried: 5-0*

Chair Vrieze Daniels stated concern with the potential for leaving isolated pockets of land undeveloped, and suggested stronger language in the plan to prevent such an outcome.

Commissioner Hayford Olearly stated that existing single-family homes and townhomes could coexist on a block, with architectural guidelines in place. Commissioner Rosenberg noted the 7600 block of Aldrich Avenue as an example of existing single-family homes and newer townhomes coexisting. Commissioner Hayford Oleary stated concerns with the loss of naturally occurring affordable housing in the existing apartment buildings along Cedar Avenue.

M/Jabs, S/Rosenberg to recommend approval of the Comprehensive Plan amendment.

*Motion carried: 5-0*

**NEW BUSINESS**

None.

**OLD BUSINESS**

None.

**LIAISON REPORTS**

Community Services Advisory Commission: Commissioner Jabs
City Council: No report
HRA: Chair Vrieze Daniels
Richfield School Board: Commissioner Kitzberger
Transportation Commission: Commissioner Hayford Oleary
Chamber of Commerce: No report

**CITY PLANNER’S REPORT**

Brillhart reminded commissioners of the study session on August 23rd.

**ADJOURNMENT**

M/Jabs, S/Hayford Oleary to adjourn the meeting.

*Motion carried: 5-0*

The meeting was adjourned by unanimous consent at 8:43 p.m.

[Signature]

Rick Jabs
Acting Secretary
<table>
<thead>
<tr>
<th>Name</th>
<th>Address or Organization</th>
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<tbody>
<tr>
<td>Tony Kilocinena</td>
<td>7517 Washington Ave S Edina</td>
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<tr>
<td>Sam Aase</td>
<td>Best Buy 7600 Penn Ave S.</td>
</tr>
<tr>
<td>Jeff Thayer</td>
<td>7526 Morgan Ave S.</td>
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<tr>
<td>Alan Wiederhein</td>
<td>7425 19th Ave S.</td>
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<tr>
<td>Ruth Hargreaves</td>
<td>7415 18th Ave S.</td>
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<td>Liz Berens</td>
<td>6733 17th Ave S.</td>
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<td>John Nielsen</td>
<td>7311 17th Ave S.</td>
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<td>Alan Cali</td>
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<td>Katie Downs</td>
<td>6821 18th Ave S.</td>
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<td>Randy Honben</td>
<td>7034 Cedar</td>
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<td>Evelyn Rhines</td>
<td>7035 18th Ave S.</td>
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<td>D. Shuler</td>
<td>6841 N</td>
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<tr>
<td>Stephanie Kipatrich Guerrero</td>
<td>6901 11th Ave South</td>
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<tr>
<td>Terry Strauss</td>
<td>7430 Portland S.</td>
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