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

APPROVAL OF MINUTES
M/Rosenberg, S/Pynn to approve the minutes of the April 22, 2018 meeting.
Motion carried: 6-0

OPEN FORUM
No members of the public spoke.

ITEM #1 APPROVAL OF AGENDA
M/Rosenberg, S/Pynn to approve the agenda.
Motion carried: 6-0

PUBLIC HEARING(S)
ITEM #2
19-CUP-02 – Consideration of a request for a conditional uses permit for a restaurant at 7120 Chicago Avenue S.
Assistant Planner Sadie Gannett presented the staff report.

In response to James Swanson, 7108 Chicago, applicant Veronica Bradbury stated that the hours of operation will be 12:00-8:00 pm.

Gannett clarified the landscaping responsibilities for Commissioner Lavin.

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

Commissioner Pynn and Chair Hoberg expressed excitement and support for the proposal.

M/Rudolph, S/Rosenberg to recommend approval of the conditional use permit for a restaurant at 7120 Chicago Avenue S.
Motion carried:  6-0

ITEM #3
19-CUP-01 – Consideration of a request for a conditional use permit to allow a school at 7132 Portland Avenue S.
Assistant Planner Sadie Gannett presented the staff report.
May 29, 2019

Patrick, Clinton Avenue, expressed concerns with security, over-crowding, and traffic. Julia Maunder, 7108 4th Ave, expressed concerns with increased traffic and classroom size.

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

*Motion carried: 6-0*

Commissioner Lavin acknowledged the traffic concerns but stated that the building has historically been used as a school, which is conditionally permitted. Commissioner Pynn concurred and stated that the concerns raised should be worked out, but are not necessarily land use considerations. Commissioner Rosenberg agreed and expressed support.

Leadriane Roby, Assistant Superintendent for Richfield Public Schools, addressed the concerns raised about the RCEP program. Keith Koenig, Director of Facilities for Hope Church, further addressed the concerns raised and explained what went into accommodating the various programs using space at Hope Church.

Koenig clarified that the CUP for the preschool allowed drop-offs on 4th Avenue.

Chair Hoberg raised concerns around inclusion and Hope Church’s position against gay marriage and stated that this issue should be brought before the school board.

Brillhart clarified for Chair Hoberg the legal obligations of the Planning Commission.

M/Pynn, S/Rosenberg to recommend approval of a conditional use permit to allow a school at 7132 Portland Avenue S.

Commissioner Quam expressed support for relocating the drop off to Portland Avenue.

Commissioner Pynn acknowledged concerns but clarified the criteria for a conditional use permit and encouraged additional issues to be worked out between the church and residents.

*Motion carried: 5-1 (Hoberg against)*

**ITEM #4**

Public Hearing to consider amending a Final Development Plan for a Planned Unit Development at 6540 Penn Avenue (CVS).

Associate Planner Matt Brillhart presented the staff report

Luci Peterson at 2500 W 66th St requested updates on the NOVO project for Fraser residents.

Commissioner Rudolph expressed support for Peterson’s requests and stated that the developer needs to have good communication with the neighborhood in order to be successful.

Todd Olin, applicant, expressed support for community engagement and stated that this is something that they routinely do. In response to Commissioner Pynn, Olin gave a brief update and stated that there haven’t been any notifications due to the lag time for the project to begin.

Olin also stated that they have been communicating with the owner of Fraser and was not aware that the updates were not getting passed on to the residents.
May 29, 2019

M/Rudolph, S/Pynn to close the public hearing.
Motion carried: 6-0

M/Pynn, S/Rudolph to recommend approval of amending a Final Development Plan for a Planned Unit Development at 6540 Penn Avenue (CVS).
Motion carried: 6-0

In response to Commissioner Pynn and Commissioner Quam, Olin clarified the timeline for preconstruction surveys of nearby houses and the anticipated groundbreaking of September.

LIAISON REPORTS
Community Services Advisory Commission: Commissioner Pynn gave an update on the dog park, recycling, and the boardwalk at Wood Lake Nature Center.
City Council: Commissioner Rosenberg noted the bandshell’s opening.
HRA: Commissioner Quam gave an update about the public hearing for the affordable housing site
Richfield School Board: No report.
Transportation Commission: No report.
Chamber of Commerce: No report.

CITY PLANNER’S REPORT
Brillhart noted the time and location for the neighborhood meeting for the Chamberlain project as well as the open house for the Southdale Library.

ADJOURNMENT
M/Rudolph, S/Rosenberg to adjourn the meeting.
The meeting was adjourned by unanimous consent at 8:10 p.m.
Motion carried: 6-0

Planning Commission Secretary
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veronica Bradford</td>
<td>2809 Park Ave Apt 201 Mpls MN 55407</td>
</tr>
<tr>
<td>Pete Fonhys</td>
<td>7835 Cloo</td>
</tr>
<tr>
<td>Julie Henders</td>
<td>7108 44th Ave S</td>
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<tr>
<td>Keith Reemy</td>
<td>7114 5th Ave S Richfield</td>
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<tr>
<td>Legariene Hyre</td>
<td>7001 Harriet Ave S Richfield</td>
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<tr>
<td>Kasya Witten</td>
<td>7001 Harriet Ave S Richfield</td>
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<tr>
<td>LUCI Peterson</td>
<td>2500 W 66TH ST #308</td>
</tr>
<tr>
<td>Todd A in Boyars &amp; Pedersen</td>
<td>13076 1st St, Beller, MN</td>
</tr>
</tbody>
</table>
Sadie Gannett

To: Matt Brillhart  
Subject: RE: FYI

---------- Forwarded message ---------
From: Anne Flake <anneflake77@gmail.com>  
Date: Wed, May 29, 2019, 6:31 PM
Subject:
To: <allysenbird@gmail.com>

Dear Allysen,

I'm writing to you in the hopes that you are able to convey some concerns I have regarding Hope Church and the proposed zoning change to the commission. To be entirely fair, I do not have all the details regarding why this zoning change is being proposed, or what the plan is for how this space can be used by our public schools. I recognize that this might all be entirely good for Richfield and our students. Unfortunately, it is difficult to know what to think when so little information has been shared.

As a member of a minority religion, I have deep concerns about any time we muddy the waters by inviting religion into our public schools. Even if there is no religious instruction occurring, the very fact that public school classes would be offered in a religious space is something I'm not entirely comfortable with.

In addition, as the mother of a child who identifies as queer and non-binary, the Hope Church stance that the only acceptable romantic relationship is between a man and a woman, is not only at odds with what I believe, but is also at odds with the goal of our community and our schools to be a welcoming space for every student. I would never argue against Hope Church's right to believe as they do, and in fact, I would argue strongly for their religious liberty (as much as I might disagree with it). But once we start putting school children in their church, their beliefs become relevant to the discussion.

I don't necessarily disagree with the proposal to re-zone Hope Church, but I am concerned about the lack of information and transparency at this point in the process. I believe that we, the citizens of Richfield and parents of Richfield school students, should know why this is happening and what the plan is before considering whether

Thank you so much for your time.

Anne Flake (Mother to six Richfield students and member of the Community Services Commission)