Planning Commission Minutes  
February 22, 2016

MEMBERS PRESENT: Vice Chairperson Dan Kitzberger and Commissioners Erin Vrieze Daniels, Sean Hayford Oleary, Susan Rosenberg, and Gordon Vizecky

MEMBERS ABSENT: Chairperson Rick Jabs and Commissioner Charles Standfuss

STAFF PRESENT: Melissa Poehlman, City Planner  
Matt Brillhart, Planning Technician  
Karen Barton, Community Development Manager

OTHERS PRESENT: Meeting sign-in sheet attached to minutes

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

APPROVAL OF MINUTES

M/Rosenberg, S/Vizecky to approve the minutes of the January 25, 2016 regular meeting.

Motion carried: 5-0

OPEN FORUM

No members of the public spoke.

PUBLIC HEARING(S)

ITEM #1
16-VAR-02 – Consider a request for a variance to allow a fence to exceed six feet in height at the Richfield Water Plant (6399 Oakland Avenue).

Planning Technician Matt Brillhart presented the staff report.

M/Rosenberg, S/Vizecky to close the public hearing.  
Motion carried: 5-0

M/Rosenberg, S/Hayford Oleary to approve the variance.  
Motion carried: 5-0

ITEM #2
16-APUD-01 – Consider a major amendment to the Market Plaza/Village Shores (6501 Woodlake Drive) Planned Unit Development.

City Planner Melissa Poehlman presented the staff report.
Mr. Moltumyr (6500 Woodlake Dr) stated his support and inquired about the use of parking by residents of Woodlake Point.
Mr. DeSantis (6501 Woodlake Dr) stated his support as a resident of Village Shores.
Ms. Johnson (6500 Woodlake Dr) inquired about the existing businesses in Market Plaza.

Mr. Gevers (applicant) introduced the project and responded to questions, stating Champps’ lease expires April 1, and that the rest of the businesses would remain in place. He stated they are still reviewing the parking situation with regards to Woodlake Point.

Ms. Haaven (6625 Knox Ave) stated concerns about the replacement of Champps with a medical clinic.
Mr. Alan (address not given) inquired about the number of elevators in the building, to which Mr. Gevers responded that they are adding 2 more banks of elevators.
Mr. Hoover (7627 Harriet Ave) stated concerns with the concentration of seniors living on fixed incomes in this area.

M/Rosenberg, S/Vizecky to close the public hearing.
Motion carried: 5-0

Commissioner Hayford Oleary stated dissatisfaction with the proposed pedestrian improvements to the site and lack of bike parking.

Commissioner Vrieze Daniels and Commissioner Rosenberg stated support for the project.

M/Rosenberg, S/Vrieze Daniels to recommend approval of the PUD amendment.
Motion carried: 4-1 (Hayford Oleary dissenting)

ITEM #3
16-CP-01, 16-RZN-01, 16-PUD-01, 16-FDP-01 & 16-CUP-01 – Consider a variety of land use requests related to a proposal for an 88-unit assisted living facility at 76th Street and Pillsbury Avenue.

Poehlman presented the staff report.

Mr. Hoover stated concerns with the concentration of seniors living on fixed incomes.

M/Vizecky, S/Rosenberg to close the public hearing.
Motion carried: 5-0

In response to questions from Commissioner Rosenberg, Redevelopment Manager Karen Barton stated the city was pursuing developers to build single-level options, including the under construction Sheridan Villas, but that available sites were limited. Barton stated that lower-density options on this site would require heavy city subsidies to pencil out.

In response to a question from Commissioner Vizecky, Poehlman stated that the city had been trying to market this property since 2007. Vizecky stated that the last proposal for this property was met with resistance, and that the current proposal addressed many of those concerns.
In response to a question from Commissioner Vrieze Daniels, Poehlman stated that the single-family home (7614 Pillsbury Ave) was currently zoned industrial and would be rezoned to single-family residential in the future.

Commissioner Hayford Oleary stated concerns with restricting future development of the empty northeast corner of the property.

Acting Chair Kitzberger noted national demographic trends in the increasing population over the age of 65 in the coming years and stated he does not think Richfield is taking on a disproportionate share of senior housing, noting that the property could be converted to other uses in the future.

M/Vizecky, S/Vrieze Daniels to recommend approval of the comprehensive plan amendment, rezoning, planned unit development, final development plan, and conditional use permit.  
*Motion carried: 5-0*

NEW BUSINESS

ITEM #4  
PC Letter No. 2 – Consider a resolution finding that the sale of property (former City garage site and adjacent properties) to Mesaba Capital Development, LLC for construction of an assisted living facility is consistent with the Comprehensive Plan

Poehlman presented staff report and noted that the item was not a public hearing, but had been listed as such on the agenda by mistake.

M/Vizecky, S/Vrieze Daniels to approve the resolution.  
*Motion carried: 5-0*

ITEM #5  
PC Letter No. 3 – Election of Chairperson, Vice-Chairperson, and Secretary

M/Hayford Oleary to elect Commissioner Vrieze Daniels as 2016 Chairperson.  
M/Vrieze Daniels to elect Commissioner Kitzberger as 2016 Chairperson.  
Commissioner Vizecky seconded both motions.  
*Motion to elect Commissioner Kitzberger not carried: 2-3  
Motion to elect Commissioner Vrieze Daniels carried: 3-2*

M/Kitzberger, S/Vizecky to elect Commissioner Hayford Oleary as 2016 Vice-Chairperson.  
*Motion carried: 5-0*

M/Vrieze Daniels, S/Hayford Oleary to elect Commissioner Vizecky as 2016 Secretary.  
*Motion carried: 5-0*

ITEM #6  
PC Letter No. 4 – Appointment of liaisons to the Community Services Advisory Commission, City Council, Housing and Redevelopment Authority (HRA), School Board and Transportation Commission.
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2016 Liaison Appointments:
Community Services Advisory Commission – Commissioner Jabs
City Council – Commissioner Rosenberg
Housing and Redevelopment Authority – Commissioner Vrieze Daniels
School Board – Commissioner Kitzberger
Transportation Commission – Commissioner Hayford Oleary

ITEM #7
PC Letter No. 5 – Review and Approve Amendment to the Planning Commission Bylaws

Poehlman presented the staff report.
Bylaws were amended and adopted by unanimous consent.

ITEM #8
PC Letter No. 6 – Discuss dates and topics for 2016 Study Sessions

Poehlman discussed potential study session topics.
Commissioner Hayford Oleary suggested bicycle parking requirements as a topic.

OLD BUSINESS

None.

LIAISON REPORTS

Community Services Advisory Commission: No report
City Council: No report
HRA: No report
Richfield School Board: No report
Transportation Commission: Commissioner Hayford Oleary – sidewalks/pedestrian planning
Chamber of Commerce: No report

CITY PLANNER’S REPORT

Poehlman reminded commissioners of the upcoming joint worksession to discuss the Cedar Corridor Master Plan update and Interstate Partners proposal.

ADJOURNMENT

M/Vizecky, S/Rosenberg to adjourn the meeting.

Motion carried: 5-0

The meeting was adjourned by unanimous consent at 8:26 p.m.

Gordon Vizecky
Secretary