



# Planning Commission Minutes

August 22, 2016

**MEMBERS PRESENT:** Chairperson Erin Vrieze Daniels and Commissioners Sean Hayford Oleary, Rick Jabs, Dan Kitzberger, and Susan Rosenberg

**MEMBERS ABSENT:** Commissioners Gordon Vizecky and Charles Standfuss

**STAFF PRESENT:** John Stark, Community Development Director  
Matt Brillhart, Associate Planner

**OTHERS PRESENT:** Michelle Mongeon Allen, JLG Architects  
See attached sign-in sheet for additional speakers.

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

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## APPROVAL OF MINUTES

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

**Motion carried: 5-0**

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## OPEN FORUM

No members of the public spoke.

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## PUBLIC HEARING(S)

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### 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 76<sup>th</sup> 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 17<sup>th</sup> Avenue, between 66<sup>th</sup> and 77<sup>th</sup> 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 18<sup>th</sup> Avenue), Stark stated that one of the reasons for planning higher density and taller structures east of 18<sup>th</sup> Avenue was to help buffer properties west of 18<sup>th</sup> Avenue from airport noise. Stark stated he did not expect new single family structures to be a part of any development east of 18<sup>th</sup> Avenue.

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

In response to questions from Ruth Hogle (7415 18<sup>th</sup> Avenue), John Nielsen (7311 17<sup>th</sup> Avenue), Alan Cole (7327 17<sup>th</sup> Avenue), Katie Downs (6821 18<sup>th</sup> Avenue), and Evelyn Rhines (7035 18<sup>th</sup> Avenue), Stark stated that there were no active development proposals south of 68<sup>th</sup> 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 16<sup>th</sup> Avenue), Stark stated that Inland Development Partners were working on the development north of 68<sup>th</sup> 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 Oleary 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**

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### NEW BUSINESS

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None.

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### OLD BUSINESS

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None.

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### LIAISON REPORTS

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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

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### CITY PLANNER'S REPORT

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Brillhart reminded commissioners of the study session on August 23<sup>rd</sup>.

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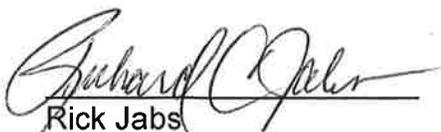
### ADJOURNMENT

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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.**



Rick Jabs  
Acting Secretary

PLANNING COMMISSION MEETING SIGN-IN SHEET

Name (print legibly)

Address or Organization

Tom KIRCHNER	7517 WASHINGTON AVE S EDINA
Sara Aase	Best Buy 7600 Penn Ave. S.
JEFF THAYER	7526 MORGAN AVES.
Ann Wickham	7425 18 <sup>th</sup> AVE. S.
Ruth Hoglund	7415 - 18 <sup>th</sup> Ave S
Liz Bernes	6732 17 <sup>th</sup> AVE S.
John Nielsen	7311 17 <sup>th</sup> Ave. S.
Alan Call	7324 17 AVE S
Katie Downs	6821 18 <sup>th</sup> Ave. S.
RANDY HONBEN	7034 CEDAR
Evelyn Rhines	7035 18 <sup>th</sup> Ave. S.
D. Golder	6844 N
Stephanie Hipatick Guerrero	6901 110 <sup>th</sup> Ave South
Terry STRAUB	7430 Portland S