



Planning Commission Minutes

March 22, 2010

MEMBERS PRESENT: Chair Rick Jabs, Commissioners Robert Hall, Daniel Kitzberger, Catherine Peloquin, Josh Root, Tom Rublein, Maureen Scaglia and Gordon Vizecky.

MEMBERS ABSENT: Commissioner Dennis Schuller

STAFF PRESENT: John Stark, Community Development Director

OTHERS PRESENT: John Gross, Commercial Property Owner
Martin Kirsch, Resident

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

APPROVAL OF MINUTES

M/Root, S/Rublein to approve the minutes of the February 22, 2010 Regular Planning Commission Meeting.

Motion carried: 8-0

OPEN FORUM

None

PUBLIC HEARING

ITEM #3

Case# 10-ASP-01 - Public hearing regarding a major site plan amendment at 7700 Nicollet Avenue to add a main floor addition for a market and basement area for additional storage.

Community Development Director John Stark presented the staff report.

A Commissioner asked whether fewer parking spaces would be available for customer use in the winter months due to snow storage. The property owner, John Gross, stated

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that snow would be trucked off-site if there was insufficient parking available to meet customer demand in the winter months.

In response to a question by a Commissioner, Mr. Gross responded that the two uses (the restaurant and the market) would be in connected buildings.

Commissioner Hall asked whether the City or the property owner would be responsible for maintaining the City boulevard area; Mr. Gross responded that it would be his responsibility as property owner.

Commissioner Rublein inquired about the timetable for constructing and occupying the development. Mr. Gross replied that they would do so as soon as they could receive all approvals.

In a response to a question by Commissioner Rublein, Mr. Gross stated that the restaurant could seat up to 50 people.

Chairperson Jabs opened the public hearing.

No members of the public spoke.

M/Vizecky, S/Rublein to close the public hearing.

Motion carried: 8-0

M/Rublein, S/Hall to Approve the Site Plan Amendment for 7700 Nicollet Avenue as recommended in the staff report.

Motion carried: 8-0

NEW BUSINESS

ITEM #4

PC Letter #10 - Finding of Consistency with Comprehensive Plan for the Acquisition and Disposition of Property located at 1407 East 66th Street by the Richfield Housing and Redevelopment Authority.

Community Development Director Stark presented the staff report.

Planning Commissioners asked whether the building would be immediately demolished. Director Stark responded there was no immediate plan to demolish the building, but that if it were to become a nuisance then the HRA does have funds available to do so. Director Stark stated that the primary reason to defer demolition was to have those costs (estimated at \$10-20,000) borne by a developer in the future rather than by the HRA.

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M/Root, S/Peloquin to adopt a resolution finding that the acquisition and disposition of property located at 1407 East 66th Street by the Richfield HRA is consistent with the Comprehensive Plan.

Motion carried: 8-0

ITEM #5

PC Letter #11 - Consideration of a resolution finding that the modification to the Redevelopment Plan for the Richfield Redevelopment Project Area and establishment of the Woodlake Housing Tax Increment Financing District and Tax Increment Financing Plan are consistent with the Richfield Comprehensive Plan and consideration of a resolution finding that the disposition of 515 West 64th Street by the Richfield Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.

Community Development Director John Stark noted that the prospective developer was unable to attend the meeting due to a miscommunication about the meeting date. Director Stark recommended that the item be tabled until a later date.

M/Rublein, S/Peloquin to continue item #5.

Motion carried: 8-0

After a discussion regarding Commissioners' availability, it was decided to hold a Special Meeting on Monday April 12, 2010 to consider Item #5 as well as any other business at hand.

M/Rublein, S/Peloquin to schedule a Special Meeting at 7:00 p.m. on Monday, April 12, 2010.

Motion carried: 8-0

OLD BUSINESS

ITEM #6

Update regarding a joint concurrent Study Session with the Richfield Housing and Redevelopment Authority (HRA).

Community Development Director Stark reported that the HRA indicated a willingness to hold a special concurrent study session with the Planning Commission and that their preference would be to do so at 6:00 p.m. on the night of a regular HRA Meeting.

The Commissioners directed Director Stark to schedule the concurrent study session on May 17, 2010 at 6:00 p.m.

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LIAISON REPORTS

School Board: No report.

Community Services Advisory Commission: Report by Chairperson Jabs

HRA: Report by Commissioner Root.

City Council: Report by Commissioner Peloquin.

Richfield School Board: No report.

Transportation Commission: Report by Commissioner Scaglia.

ADJOURNMENT

M/Peloquin, S/Rublein to adjourn the meeting.

Motion carried: 8-0

The meeting was adjourned by unanimous consent at **7:44 p.m.**

Thomas Rublein
Secretary