



Planning Commission Minutes

May 24, 2010

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

MEMBERS ABSENT: Commissioner Gordon Vizecky

STAFF PRESENT: Melissa Poehlman, City Planner
John Stark, Community Development Director

OTHERS PRESENT: Lee Schwierjohann, Rep. CarHop – 6529 Penn Ave
Mary Dingman – 6932 Washburn Ave
Anita Gibson – 6813 Xerxes Ave
JoAnn Blanchard – 6936 Washburn Ave
Steve Schwab – 6740 Washburn Ave
Fran Peterson – 6912 Washburn Ave
Allen Heddle – 6945 Washburn Ave
Ken Stack – 6629 Washburn Ave
Pete Knudson – 6917 Washburn Ave
Scott Dewees – 6925 Xerxes Ave
Vivian Baumann – 6913 Xerxes Ave
William Blanchard – 6936 Washburn Ave
Lori Peterson – 6912 Washburn Ave
Ryan Bolduan – 6637 Xerxes Ave
Gail Hansen – 6809 Xerxes Ave
Daniel Trautmann – 6618 Humboldt Ave

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

APPROVAL OF MINUTES

M/Root, S/Schuller to approve the minutes of the April 26, 2010 Regular Planning Commission Meeting and Special Meeting of May 13, 2010.

Motion carried: 7-0

Commissioner Scaglia arrived.

OPEN FORUM

May 24, 2010

None

PUBLIC HEARING

ITEM #1

Case# 10-IUP-01 - Public hearing regarding a request for an interim use permit to allow the continued use of 6529 Penn Avenue for used car sales.

City Planner Poehlman presented the staff report.

Chairperson Jabs opened the public hearing.

CarHop representative Lee Schwierjohann requested that the Planning Commission consider recommending a three-year permit rather than the two-year permit recommended by staff.

Commissioners asked if there had been any recent inquiries into redeveloping this property.

Community Development Director Stark stated that staff had not heard of interest in the past 2-3 years.

No members of the public spoke.

M/Peloquin, S/Root to close the public hearing.

Motion carried: 8-0

Staff clarified the difference between this auto sales business and other auto-related businesses within the Penn Avenue Corridor.

M/Root, S/Scaglia to recommend approval of a three year interim use permit to allow used auto sales by Interstate Auto Group Incorporated (dba CarHop) at 6529 Penn Avenue.

Commissioner Peloquin stated that given the adoption of the new Penn Avenue Corridor Plan, she supports re-evaluation of the use in two years.

Commissioner Root stated that given there has been no significant change on Penn Avenue yet and the willingness of the applicant to upgrade the site, he supports a three-year term of review.

Motion carried: 7-1 (Peloquin dissenting)

ITEM #2

May 24, 2010

PC Report #15 - Public hearing to consider changes to the Richfield Zoning Ordinance to bring properties into conformance with the Richfield Comprehensive Plan.

City Planner Poehlman presented the staff report.

Chairperson Jabs opened the public hearing.

Representatives of nine (9) properties of those proposed to be rezoned spoke against the proposal. Concerns included the following: Availability of home loans for legally nonconforming properties, development pressures, neighbor opposition, diminished property values, Comprehensive Plan notification, other areas being more suitable for additional density, additional traffic, and the impact on property taxes.

Representatives of three (3) properties within the 350-foot mailing area also spoke against the proposal indicating that letters would be preferred to newsletters notifying residents of Comprehensive Plan meetings and that the impact of the Edina zoning is not great enough to require a buffer.

Daniel Trautman of 66th Street and Humboldt asked some general questions about the Comprehensive Plan and Zoning Ordinance.

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

Motion carried: 8-0

The Commission requested that staff provide them with additional information regarding the age, value and remodeling history of homes in the area in comparison to other areas of the City, information regarding lending and nonconforming uses, property value impacts, taxes and the Comprehensive Plan amendment process.

M/Rublein, S/Root to table the issue and continue discussion at the June 28th meeting.

Motion carried: 8-0

NEW BUSINESS

ITEM #3

PC Report #16 - Finding of Consistency with Comprehensive Plan for the Acquisition and Disposition of Property located at 1403-1405 East 66th Street by the Richfield Housing and Redevelopment Authority.

City Planner Poehlman presented the staff report.

Commissioner Root noted that there are current maintenance issues at the site. If the HRA purchases the property he would like them addressed.

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M/Peloquin, S/Root to adopt a resolution finding that the acquisition and disposition of property located at 1403-1405 East 66th Street by the Richfield HRA is consistent with the Comprehensive Plan.

Motion carried: 8-0

OLD BUSINESS

Commissioner Hall requested a later discussion of the preparation of meeting minutes and legal notices, and a discussion regarding amendments to the Comprehensive Plan.

LIAISON REPORTS

Community Services Advisory Commission: Report by Chairperson Jabs
City Council: Report by Commissioner Peloquin.
HRA: Report by Commissioner Root.
Richfield School Board: No report.
Transportation Commission: No report.
Other: Commissioner Schuller

Commissioners requested that additional information regarding the scope of the rezonings to take place in relation to the recent update of the Comprehensive Plan and the Comprehensive Plan amendment process be discussed at a study session to follow the joint meeting with the Community Services Commission on June 14, 2010.

ADJOURNMENT

M/Hall, S/Root to adjourn the meeting.

Motion carried: 8-0

The meeting was adjourned by unanimous consent at **9:45 p.m.**

Thomas Rublein
Secretary