



Planning Commission Minutes

June 28, 2010

MEMBERS PRESENT: Chair Rick Jabs, Commissioners Robert Hall, Daniel Kitzberger, Josh Root, Maureen Scaglia, Dennis Schuller and Gordon Vizecky

MEMBERS ABSENT: Commissioners Catherine Peloquin and Tom Rublein

STAFF PRESENT: Melissa Poehlman, City Planner
John Stark, Community Development Director
Chris Regis, Finance Manager
Jeff Pearson, Transportation Engineer

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

APPROVAL OF MINUTES

M/Hall, S/Vizecky to approve the minutes of the May 24, 2010 Regular Planning Commission Meeting as amended, and the June 14, 2010 Study Session.

Motion carried: 6-0

Commissioner Scaglia arrived.

OPEN FORUM

None

NEW BUSINESS

ITEM #1

PC Report #19 – Consideration of the 2012-2015 Capital Improvement Program and a finding of consistency with the Comprehensive Plan of the Capital Improvement Program and the 2011 Capital Improvement Budget.

City Planner Poehlman presented the staff report.

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In response to a question from Commissioner Hall, Finance Manager Regis clarified that the tax levy indicated by the Commissioner is used to finance Public Works equipment replacement and Technology equipment replacement.

M/Vizecky, S/Root to recommend approval of the 2012-2015 Capital Improvement Program and adopt a resolution finding that the 2011 Capital Improvement Budget and 2012-2015 Capital Improvement Plan are consistent with the Comprehensive Plan.

Motion carried: 7-0

PUBLIC HEARING

ITEM #2

PC Report #20 - Public hearing to consider an amendment to the nonconformities Subsection of the Richfield Zoning Code (509.25). The proposed amendment will define terms to provide additional clarity and allow for expansion of nonconforming uses in some instances.

City Planner Poehlman presented the staff report.

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

Motion carried: 7-0

In response to a question from Commissioner Hall, Poehlman stated that the Washburn and Xerxes area currently being considered for rezoning would not be considered a “high priority for redevelopment” under the terms of this Subsection.

Commissioner Hall stated that he did not think the organization of the ordinance was clear.

In response to a question from Commissioner Vizecky, Poehlman and Stark discussed how the Council could designate an area as a “high priority for redevelopment.”

M/Vizecky, S/Root to recommend approval the attached ordinance amending Richfield City Code Subsection 509.25 related to nonconformities.

Motion carried: 6-1 (Hall dissenting)

OLD BUSINESS

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ITEM #3

PC Report #21 – Continued consideration of changes to the Richfield Zoning Ordinance to bring properties into conformance with the Richfield Comprehensive Plan.

Planning Commission Chair Jabs presented the staff report.

In response to a question from Commissioner Root, Poehlman stated that the time to challenge population and household forecast numbers (prepared by the Metropolitan Council) is when System Statements are sent out. This is approximately 2-3 years after census data becomes available.

Chair Jabs asked the Commissioners to take a few minutes to review the supplemental information that was provided to the Commission at the beginning of the meeting.

Commissioner Hall requested that staff follow-up on statements made at the May 24, 2010 Public Hearing regarding possible flexibility in meeting Metropolitan Council numbers.

Poehlman responded that the City does in fact have significant flexibility in terms of the number of affordable units provided in the plan versus the number required by the Metropolitan Council. The City does not have flexibility in terms of overall household numbers. The Comprehensive Plan provides for between 2,800 and 6,700 new units. The Metropolitan Council requires that the City provided for 4,427 new units. It is anticipated that because the City does not strictly meet this requirement and instead provided a range for new households, that any units lost to the reclassification of properties in one area will have to be made up for elsewhere in the City.

In response to a question from Commissioner Hall, Stark responded that he does not believe that redevelopment in this area is economically viable at this time.

Commission Vizecky asked if this rezoning was essentially a label change that would have no immediate impact.

Stark responded that the most likely scenario he sees for redevelopment would be if multiple houses went into foreclosure and a developer was able to assemble a larger parcel of land at a low cost.

Commissioner Vizecky stated that the fact that this is a well-kept neighborhood makes a scenario like that unlikely.

Chair Jabs stated that he would be frustrated to see the years of work and money put into the creation of the Comprehensive Plan thrown out.

Commissioner Root asked the Commission to consider how they would like to process the remaining rezonings throughout the City.

Commissioner Scaglia stated that she is frustrated by the forecasting done by the Metropolitan Council, but believes we need to move forward given that these are the

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parameters we are required to operate under. The City will have another opportunity to review forecasts in the upcoming years and this can be reviewed again then.

Commissioner Kitzberger stated that a well-kept neighborhood will make it less economically viable for a developer to come in and redevelop.

Commissioner asked staff to comment on how to move forward with this group of properties. Should they continue to process this or consider them as part of the larger whole, either by ward or some other division of land?

Poehlman responded that it seems unfair to delay decision for these property owners.

Commissioner Hall stated that in the future the City should try to more clearly convey that redevelopment is not imminent with a rezoning of property.

Chair Jobs summarized a number of critical issues related to the request and asked for a motion.

M/Root, S/Schuller to recommend approval of the attached ordinance amending Richfield City Code Appendix 1, rezoning certain properties from Single-Family Residential (R) to Multi-Family Residential (MR-2).

Motion carried: 7-0

Poehlman asked the Commission to recommend how they would like to divide the remaining rezonings.

The Commission recommended division by Ward boundaries.

PUBLIC HEARING

ITEM #4

PC Report #22 – Public Hearing to consider changes to the Richfield City Code Appendix 1 that will remove references to properties within the New Ford Town and Rich Acres areas. These areas are no longer within the City of Richfield. The amendment also corrects/enhances map book page references.

Poehlman presented the staff report.

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

M/Root, S/Scaglia to recommend approval of the attached ordinance amending Richfield City Code Appendix 1 repealing references to certain properties that are no longer located within the City and correcting map page references.

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Motion carried: 7-0

LIAISON REPORTS

Community Services Advisory Commission: No report.

City Council: No report.

HRA: Report from Commissioner Root.

Richfield School Board: Report from Commissioner Kitzberger.

Transportation Commission: Report from Commissioner Scaglia.

Other: No report.

ADJOURNMENT

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

Motion carried: 7-0

The meeting was adjourned by unanimous consent at **8:23 p.m.**

Dennis Schuller
Vice-Chairperson, Acting Secretary