



Planning Commission Minutes

August 22, 2011

- MEMBERS PRESENT: Chair Rick Jabs, Commissioners Robert Hall, Josh Root, Tom Rublein and Gordon Vizecky
- MEMBERS ABSENT: Commissioners Daniel Kitzberger, Maureen Scaglia and Dennis Schuller
- STAFF PRESENT: Melissa Poehlman, City Planner
John Stark, Community Development Director
- OTHERS PRESENT: None

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

APPROVAL OF MINUTES

M/Vizecky, S/Root to approve the minutes of the July 25, 2011 regular meeting and the Annual Bike Tour of August 8, 2011.

Motion carried: 5-0

OPEN FORUM

None

PUBLIC HEARING(S)

ITEM #1

Case No. 11-ASP-03 – Consider a request for a major site plan amendment to construct an approximately 9,600 square foot, two-story addition at 1600 78th Street East (ECOsmarte). This item was previously approved in 2009.

City Planner Melissa Poehlman (Poehlman) explained that this project was previously approved in 2009 and that no changes to the proposal have been made.

Submitted comments from Dan Haugen, President of Adler Graduate School at 1550 78th Street East, were distributed to the Commissioners prior to the beginning of the meeting.

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The Commission stated that the comments related to the parking lot were brought up in 2009 as well.

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

Motion carried: 5-0

M/Root, S/Vizecky to recommend approval of the attached resolution constituting approval of a major site plan amendment at 1600 78th Street East.

Motion carried: 5-0

ITEM #2

PC Letter #20 – Consideration of an amendment to the City’s Zoning Ordinance. The proposed ordinance change will clarify which uses are considered “conditional uses” in the various mixed use districts.

Poehlman presented the staff report stating that the proposed change is a clarification and will not change existing policy.

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

Motion carried: 5-0

M/Vizecky, S/Hall to recommend approval of the attached ordinance amending Subsection 537.05, Subdivision 1 of the Richfield City Code related to conditional uses in the mixed use districts.

Motion carried: 5-0

ITEM #3

Case No. 11-CUP-01 – Conditional Use Permit for 6439 & 6463 Lyndale Avenue continued from July 25, 2011 - WITHDRAWN

Poehlman reported that this application had been withdrawn by the applicant and no Commission action was required.

NEW BUSINESS

ITEM #4

PC Letter #21 – Consider adoption of a resolution finding that 1) a modification to the Redevelopment Plan for the Richfield Redevelopment Project Area; and 2) establishment of the Amended and Restated Tax Increment Financing Plan for the 2010-1 Housing Tax Increment Financing District (Woodlake Housing) are consistent with the Richfield Comprehensive Plan.

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Director Stark presented the staff report. Stark and Developer Representative Mike Swenson answered questions from the Commission related to the specifics (playground, affordability, value) of the project and the TIF District (indexed for inflation).

M/Vizecky, S/Root to approve the attached resolution.

Motion carried: 4-1 (Hall dissenting)

OLD BUSINESS

None

LIAISON REPORTS

Community Services Advisory Commission: Report by Commissioner Rublein
City Council: Report by Commissioner Hall
HRA: No report
Richfield School Board: No report
Transportation Commission: No report
Chamber of Commerce: No report
Other: No reports

ADJOURNMENT

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

Motion carried: 5-0

The meeting was adjourned by unanimous consent at **7:46 p.m.**

Robert Hall
Secretary