



Planning Commission Minutes

September 28, 2009

MEMBERS PRESENT: Chair Rick Jabs, Commissioners Dennis Schuller, Jeff Karr, Maureen Scaglia, Catherine Peloquin, Josh Root, Thomas Rublein, and Gordon Vizecky

MEMBERS ABSENT: Commissioner Greg Van Sickle.

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

OTHERS PRESENT: Mike Klass, Wold Architects and Engineers
David Rey, Anderson-Johnson Associates, Inc.
Bob Close, Close Landscape Architecture

Chairperson Jabs called the meeting to order at 7:06 p.m.

APPROVAL OF MINUTES

M/Root, **S/Vizecky** approved the regular meeting minutes of July 27, 2009 and work session minutes of September 14, 2009.

Motion carried: 7-0

OPEN FORUM

None

PUBLIC HEARING

ITEM #1 09-CP-03 City Hall Comprehensive Plan Amendment

City Planner Melissa Poehlman (Poehlman) presented the staff report.

Commissioner Rublein asked if a house had ever existed on the third single-family lot.

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Klass responded that noise should be the same or better with additional screening for the generator. If on-street parking becomes a problem, the Council would have to examine options including replacing the tennis courts with parking.

Poehlman responded that tree protection is an important part of the plan and the proposal for additional trees is in keeping with Code requirements.

Close added that Richfield's tree-planting requirements, which include trees of various sizes, are progressive and the trees will have an immediate impact.

Commissioner Schuller asked if solar lighting had been considered, what steps will be taken to screen the telecommunication tower and who will approve all of these outstanding details.

Klass responded that Wold can look into solar options for lighting and that the new tower will be less obtrusive than the existing.

Poehlman added that with Council's approval, staff will continue to review plans and apply City Ordinances.

Kathy Weston of 6801 5th Avenue asked for further information regarding how fire trucks will enter the site, what the Fire Department tower will be used for, how vandalism will be prevented and what "green" practices have been included in the building.

Poehlman, Chair Jabs, Stark and Klass responded that fire trucks will enter the site off of 68th Street and will not use 5th Avenue, the tower will be used for training purposes, the building will include security cameras and lighting to deter vandals and summarized "green" aspects of the proposal.

Weston asked for the life-expectancy of the new building.

Klass stated a minimum of 50 years.

M/Rublein, **S/Scaglia** to close public hearing.

Motion carried: 8-0

M/Rublein, **S/Vizecky** to recommend approval of the attached resolution constituting site plan approval for 6700-6758 Portland Avenue.

Commissioner Root stated that he has lingering concerns regarding the reduced parking and worries that a precedent could be set.

Stark responded that this situation is very unique and variances look at each specific case on its own merits. This will not set a precedent. Further, this situation can be reevaluated, unlike private approvals, if there are parking issues. The Council can consider the importance of the tennis courts versus additional parking.

Chair Jabs added that the Community was very strongly against eliminating the tennis courts for parking. He believes that the parking provided in the plan will be sufficient.

Motion carried: 8-0

NEW BUSINESS

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ITEM #3 PC Letter #18 Finding of Consistency with Comprehensive Plan for the purchase of 6754 and 6758 Portland Avenue.

Poehlman presented the staff report.

Chair Jabs stated that it is important to note that the private owner of 6754 Portland Avenue is a willing seller.

M/Root, **S/Rublein** to approve a resolution finding that the acquisition and disposition of 6754 and 6758 Portland Avenue by the City of Richfield for construction of a new City Hall is consistent with the Richfield Comprehensive Plan.

Motion carried 8-0

ITEM #4 PC Letter #19 Finding of Consistency with Comprehensive Plan for the acquisition and disposition of 6220 15th Avenue.

Poehlman presented the staff report.

Chair Jabs asked if other homes had been acquired for the New Homes Program this year.

Stark responded that he believes this is the third property acquired for the Program this year.

M/Peloquin, **S/Root** to approve a resolution finding that the acquisition and disposition of 6220 15th Avenue by the Housing and Redevelopment Authority for construction of a new single-family home is consistent with the Richfield Comprehensive Plan.

Motion carried 8-0

ITEM #4 PC Letter #20 Finding of Consistency with Comprehensive Plan for the acquisition and disposition of 6321 Penn Avenue.

Poehlman presented the staff report.

Chair Jabs asked if the City would demolish the existing home.

Stark responded that the single-family home would be demolished and the land held for future development within the Penn Avenue Corridor.

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M/Rublein, **S/Vizecky** to approve a resolution finding that the acquisition and disposition of 6321 Penn Avenue by the Housing and Redevelopment Authority for future development is consistent with the Richfield Comprehensive Plan.

Motion carried 8-0

OLD BUSINESS

None

LIAISON REPORTS

School Board: Report from Commissioner Rublein.

Community Services Advisory Commission: No report.

HRA: Report from Commissioner Root.

City Council: Report from Commissioner Peloquin.

Transportation Commission: No report

Property Excellence Task Force: No report.

Edina & Bloomington Planning Commission: Report from Commissioner Schuller

ADJOURNMENT

M/Rublein, **S/Root** to adjourn the meeting.

Motion carried 8-0

The meeting was adjourned by unanimous consent at **8:35 p.m.**

Thomas Rublein
Secretary