

**City of Falcon Heights
Planning Commission Minutes
May 23, 2017**

PRESENT: Commissioners Williams, Larkin, Murphy, Stemper, Kotelnicki, Liaison Harris
ABSENT: Commissioners Samatar, Sunderland, Liaison Harris

The meeting was called to order at 7:15 p.m. by Chair Larkin.

The minutes of the April 25th, 2017 meeting of the Planning Commission were approved.

AGENDA

1. Hearing Good Acre Phase II –
The Planning Commission opened the hearing to adopt Ordinance No. 17 – XX (Draft) change the PUD Section 113-209.

Chair Larkin requested an introduction to the hearing topic from Liaison Moretto.

Liaison Moretto (staff) read the submitted staff report outlining the facts of the case and all attachments and made staff recommendation to approve the submitted ordinance. Staff read the proposed ordinance out loud before all in attendance. Liaison Moretto shared the public notice that was given to all properties within 500 feet and posted in the local newspaper, in addition to a posting at City Hall. Finally, staff introduced a parking analysis, maps, a letter of Compliance from the Metropolitan Council, and a submission from the Kelly Brothers Ltd (applicant) concerning egress and a private easement.

After the staff report, Peter Austin and Jim Kelly, representatives from Kelly Brothers Ltd, presented the project before the Commission and provided details about the future of the project. Commissioners asked questions about parking and other items of possible concern.

Chair Larkin opened the floor for public comment. After three request for public comment the Chair closed the public comment section.

Staff introduced a letter submitted by Commissioner Sunderland. Chair Larkin requested to include the letter in the minutes. The Commission agreed. (Included at the end of these minutes)

Commissioner Murphy asked about density and the number of units.

Mr. Kelly stated that they focus on senior independent buildings. Units are less but they proposed three beds units and they do not. I Mr. Kelly's experience 80% of residents have cars. This is in line with their other units.

Mr. Stemper asked about the other properties Kelly Brothers have and their parking issues.

Mr. Kelly responded that they have on-street in St. Paul but it is not an issue.

Chair Larkin asked about removing affordable housing but not including senior housing.

Liaison Moretto stated that because the applicant did not request senior housing language but could be included.

Commissioner Murphy asked about controls concerning senior housing.

Mr. Kelly said generally no, but if funding is received by some sources it could include requirements.

Chair Larkin asked for any other comments.

There being none, the Chair asked for a motion to recommend approval of draft Ordinance 17-XX.

Commissioner Stemper motioned to approve the recommendation.

Chair Larkin, Commissioner Williams, Stemper, and Kotelnicki were in favor.

Commissioner Murphy abstained.

The motion passed 4 – 0 with 1 abstention.

INFORMATION AND ANNOUNCEMENTS:

Community Forum: None

ADJOURNMENT: The meeting was adjourned to workshop at 8:20p.m.

Respectfully submitted,

Paul Moretto
Community Development Coordinator

John Larkin
Chair – Planning Commission