

**City of Falcon Heights
City Hall
2077 W. Larpenteur Avenue**

**Minutes - Planning Commission Special Meeting
Wednesday, October 3, 2018
7:00 p.m.**

A: CALL TO ORDER: The meeting was called to order by Commission Chair Larkin at 7:00 pm.

B: ROLL CALL:

Present: Larkin, Kotelnicki, Stemper, and Williams

Council Liaison: Miazga

Staff Liaisons: Krzos and Markon

Absent: Murphy, Samatar, and Sunderland

D. PUBLIC HEARING

1. Variance Application from 1411 Larpenteur Ave

Chair Larkin invited the applicant, Carl Richardson, 1411 Larpenteur Ave, to the podium to discuss his proposed project. Mr. Richardson shared that after moving in a year ago, began thinking about his yard. They wanted to develop a space to host people and events for a nice space to gather with some privacy. The request is for a fence to have screening to block bright lights from the neighboring business.

Larkin asked for clarification about the location of the fence. Mr. Richardson noted that the fence will not run along the entire backyard, but only about half of the east side and up to the pergola. There was further clarification about the continuous height of the fence, which will be eight feet for the entire fence and level along the top.

Krzos summarized the staff report and what the commission would be acting on. Because of the unique topographical features of the fence, a variance is warranted. He reiterated that the planning commission approve a motion recommending approval of the variance, which the City Council would consider at the October 10 meeting.

Chair Larkin opened the public hearing.

There were no further comments.

Chair Larkin closed the public hearing.

Kotelnicki moved, Stemper seconded to recommend approval of the variance for 1411 Larpenteur Ave; motion carried.

E. INFORMATION AND ANNOUNCEMENTS

Deborah Alexander, 1700 Albert St N, addressed the Planning Commission regarding the dry cleaners and further discussion about greater information regarding property changes in the city. Larkin clarified that during the comprehensive plan planning, the Commission did not recommend any changes to the existing zoning along Larpenteur Ave between Snelling and Hamline.

Ms. Alexander asked for clarification for increased density and well-designed affordable housing and aging in place. Councilmember Miazga noted that there are limited changes to land use because of the lack of developable land and that the city does have the ability to control land use changes during the planning commission process.

Ms. Alexander reiterated that she would like to see more information from the city. Krzos shared that the city does not become involved in private real estate discussions unless there is a proposal for different use. Kotelnicki shared that the Ramsey County GIS services is the best way to research property ownership.

Miazga asked for clarification about changes to land use. Krzos noted that any changes regarding rezoning do require a public hearing noticed published in the Roseville Review and a letter mailed to nearby property owners. Williams asked about information published online, and Markon noted there is a page on the Planning Commission section of the website where public hearing notices are added.

F. ADJOURN

Adjourned at 7:40 PM.

John Larkin, Chair

Dated this 23rd day of October, 2018

Justin Markon, Recorder