

City of Falcon Heights  
Minutes of the Planning Commission  
27 January 1997

Present: Commissioners Treadwell, Wilcox, Struck, Groff, Hanschen  
Absent: Commissioners Kuettel, Brace

Also present: Mayor Sue Gehrz, liaison; Administrator Hoyt

The meeting was called to order at 7:06 PM by Acting Chair Wendy Treadwell.

Commissioner Wilcox moved approval of the minutes from the November 18, 1996 meeting . Commissioner Struck seconded the motion. It passed unanimously.

Spacing requirements for licensed residential facilities.

State statute supersedes local zoning ordinances and makes licensed residential facilities permitted uses in residential zones in order to provide residents of these facilities with a normal residential environment. Administrator Hoyt requested that the commission consider a spacing requirement of a 1/2 mile minimum to bring consistency between the comprehensive plan, which includes the spacing requirement, and the zoning code which does not include the spacing requirement. Commissioner Treadwell said that using the 1/2 mile spacing within the city limits that the city could theoretically accommodate five licensed residential facilities approximately 1/1,000 persons of the city's population. She said that, if amended, the code should clearly state that the spacing requirement applies only to the distance from other residential facilities within the city limits of Falcon Heights and does not apply to the distance between facilities in Falcon Heights and those that are located outside the city's borders. Commissioner Groff said that the spacing requirement further guarantees that the intent of the state statute will be met, which is to give residents a normal residential experience. The commission discussed requiring that multifamily residential facilities located in multifamily zones be required to get a conditional use permit if one or more housing units is added to an existing dwelling. This condition is also required for other existing residential units and, therefore, is not unique to the licensed residential facility. After further discussion, Commissioner Groff moved to make the zoning code consistent with the comprehensive plan and require a one-half mile minimum spacing within the city limits and to schedule a public hearing on the proposed amendment to the zoning code for February 24, 1997. Commissioner Hanschen seconded the motion. It passed unanimously.

Review of the suitability and conditions for a pool hall and billiard parlor in a B - 3 zone.

The staff requested that the commission review the pool hall and billiard parlor use in a B - 3 zone. Specifically, Administrator Hoyt asked the commission to consider the use's suitability with surrounding residential properties and whether or not more specific conditions should be attached to those currently in the zoning code. Administrator Hoyt suggested that it is useful to make the conditions as specific as possible in the zoning code, but still leave the opportunity open to add conditions to a specific application for a c.u.p.

to deal with the unique circumstances of a particular location. After some discussion, the commission directed the staff to bring back more information from the police on recommended security requirements and what constitutes a formal, documented complaint as well as information from other inner ring suburbs on how they handle zoning and licensing for pool halls and billiard parlors.

Report on the status of the comprehensive plan. Administrator Hoyt reported that she is beginning work on the comprehensive plan amendments. She said that she would bring some of the proposed revisions to policy areas to the next planning commission meeting.

Change of meeting date. Due to President's Day being on the third Monday of the month in February, the next planning commission meeting will be on February 24, 1997.

Commissioner Hanschen moved to adjourn. Seconded by Commissioner Wilcox. The meeting was adjourned at 8:15 PM.

Respectfully submitted,



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Susan Hoyt  
Recording Secretary  
City Administrator