

**City of Falcon Heights  
Planning Commission Minutes  
23 November 1999**

Present: Treadwell, Brace, Groff, Maher, Middleton, Salzberg, Struck

Also present: Gehrz, Council Liaison, Hoyt, Administrator, Knutson, Attorney

Chair Treadwell called the meeting to order at 7:00 P.M.

Commissioner Brace moved approval of the July 27, 1999 minutes. Commissioner Salzberg seconded the motion. The motion passed unanimously.

Chair Treadwell introduced the first item of business, the consideration of amendments to the zoning code related to the moratorium on school uses in the city's B-1, B-2, and B-3 zone. Administrator Hoyt explained that the council put a moratorium on school uses in the commercial zones in order to re-evaluate the area allocated to educational uses in the city given that the University of Minnesota is located here. Based upon the finding that over 19% of the city's land area is used for educational purposes, which is significantly higher than other cities, and that only 1.8% of the city's total land area is available for commercial use, the planning consultant recommended clarifications to definitions related to schools and education be included in the zoning code and that schools as a conditional use in the B-2 zone be eliminated. Administrator Hoyt added the recommendation that historical buildings, art galleries and museums also be eliminated from the B-2 zone since they are educational in nature. After discussing the specific recommendation and suggesting some revisions, Chair Treadwell requested that a public hearing be scheduled for December 14, 1999 at 7:00 P.M.

Chair Treadwell introduced the second item of business, clarifying that the sideyard setback for a replacement garage accessed directly off an alley may have the same setback as the existing garage if it is 2 feet or more and located in the rear 30 feet of the lot. There was no discussion on this clarification on the intent of the code. Chair Treadwell requested that a public hearing be scheduled for December 14, 1999 after 7:00 P.M.

Administrator Hoyt reported that the regular meeting date for the commission would be the fourth Tuesday of each month after the first of the year.

Administrator Hoyt updated the council on the council's request for a financial analysis of redevelopment options on the southeast corner of Snelling and Larpenteur and the status of the Harvest States building.

The meeting was adjourned at 7:45 PM.

Respectfully submitted,

  
Susan Hoyt  
City Administrator/Recording Secretary