

**City of Falcon Heights  
City Hall  
2077 Larpenteur Avenue West**

**Minutes  
Planning Commission Meeting  
Tuesday, April 23, 2019  
7:00 PM**

A. CALL TO ORDER: The meeting was called to order by John Larkin at 7:00 PM.

B. ROLL CALL:

Present: Larkin, Williams, Stemper, Gerich, Wilson, Kotelnicki

Absent: Samatar, Council Liaison Harris

Staff Present: Markon

C. APPROVAL OF MINUTES: March 26, 2019

**The minutes were approved as presented by unanimous consent.**

D. AGENDA

1. Hold a Public Hearing to consider changes to the zoning code regarding building height

Due to suggested changes made by Staff, Community Development Coordinator Justin Markon described the current and proposed Building Height Code. (see Request For Planning Commission Action regarding Building Height document)

Chairman Larkin opened the discussion to the public in attendance, asking for questions or comments.

A public member, John Labalestra, asked for clarification of the drawings, which were included in the definitions section, regarding how to make correct measurement.

Chairman Larkin then asked for comments by the Planning Commission regarding the Staff's new language. A discussion followed.

Williams asked if HVAC rooftop units were included in the height calculations, Markon said yes, that this condition is described in another section of the code. Kotelnicki asked about the old definition of a detached garage and requested clarification of the rooftop measurement of the new code. Larkin recommended that there should be clarification of the lines shown on all four drawings and that a better drawing be found that represents the Mansard roof in the definitions section. Larkin also suggested that the term "For Reference Only" be written at the bottom of the drawings.

**The changes to the zoning code regarding building height, recommended by Staff, was approved by unanimous consent.**

## E. INFORMATION AND ANNOUNCEMENTS

Markon announced that there was an offer to purchase the TIES/Sourcewell building. More information is expected by the May meeting.

## F. ADJOURN

Adjourned at 7:30 PM.

## G. WORKSHOP

1. Public member, John Labalestra, described his proposed townhome development project located in a vacant lot in Labalestra Park on Tatum Street, and requested comments and suggestions from the Planning Commission. A discussion followed.