

**CITY OF FALCON HEIGHTS**  
Workshop of the City Planning Commission  
City Hall  
2077 West Larpenteur Avenue  
MINUTES  
June 27<sup>th</sup>, 2023 at 7:00 P.M.

A. **CALL TO ORDER:** 7:00 P.M.

B. **ROLL CALL:**

Scott Wilson <input checked="" type="checkbox"/>	Jim Mogen <input type="checkbox"/>
Laura Paynter <input checked="" type="checkbox"/>	Jacob Brooks <input checked="" type="checkbox"/>
Joel Gerich <input checked="" type="checkbox"/>	VACANT
Jake Anderson <input checked="" type="checkbox"/>	

Council Liaison Gustafson   
City Administrator Linehan   
Staff Liaison Lynch

C. **APPROVAL OF AGENDA:**

Paynter motion, approved 4-0

D. **APPROVAL OF MINUTES:**

1. Regular Meeting – May 23, 2023

Anderson motion, approved 4-0

E. **PUBLIC HEARING**

N/A

F. **NEW BUSINESS**

1. Informal Review – 1407 Larpenteur Avenue W, Townhome Proposal

Staff Liaison Lynch gave an overview of the information that the property owner had provided, and reminded attendees that is a workshop format, no action will be taken, and there will be no approval or denial of any proposals, nor will any recommendation be provided to city council. There have been no official applications received for development at 1407 Larpenteur.

1407 Larpenteur Avenue west is currently a vacant dry-cleaning business, among other things, dating back to a Shell Oil station in the early years of Falcon Heights. It is currently zoned B1 – Neighborhood Convenience Business. It was noted that if the property owner decided to move forward with a business listed in the B1 zoning code, a public hearing would be held but if the applicant met the requirements they would be entitled to a permit. Anything outside the list of the B1 permitted uses would require a change to zoning and/or code to make it feasible.

The draft proposal showed a total of two separate buildings running north-south on the site, with five townhome units in each building. Access would be from both Larpenteur and Albert Street.

Lynch noted the issues with the current plan as it relates to City Code. Among them:

- Residential uses not permitted; R4 would be likely zone required
- PUD would be required for multiple buildings
- Building height and setbacks
- Access from Larpenteur must be removed
- Various engineering plans would be required for environmental and utility concerns
- Comprehensive Plan update would be required

The Commissioners held an initial discussion on the suitability of the proposal. The developer then spoke, addressing some of the initial concerns raised by the Commissioners, along with providing additional information around his vision for the property and constraints that drive the draft proposal to its current state.

The meeting was then opened to feedback from community members. Feedback was generally consistent and included:

- Concern about not following setback requirements and setting precedent for future development
- Traffic and street parking concerns
- Safety concerns as Albert Street leads north to Falcon Heights Elementary School, and many people use it as a pedestrian thoroughfare to the school.

The Commission had a closing discussion, with feedback to the developer that the while a residential proposal would be suitable for the site, it would need to closely align with current residential code requirements, including setbacks, to have a reasonable chance of approval.

## **G. INFORMATION AND ANNOUNCEMENTS**

1. Staff Liaison Report

Staff Liaison Lynch noted that the grant for the Larpenteur Corridor study has been approved, with more information to follow.

## 2. Council Liaison Report

Mayor Gustafson noted several events, including the Ice Cream Social on July 27<sup>th</sup> and the Night to Unite on Tuesday, August 1<sup>st</sup>. On July 17<sup>th</sup>, the Community Engagement Commission will hold a briefing on Night to Unite, Neighborhood Watch and Public Safety.

**H. ADJOURN 8:15 PM**