

CITY OF FALCON HEIGHTS
Planning Commission
City Hall
2077 West Larpenteur Avenue

WORKSHOP MINUTES

July 23, 2024 at 7:00 P.M.

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

B. ROLL CALL:

Scott Wilson <u>X</u>	Laura Paynter <u>A</u>
Jacob Brooks <u>A</u>	Mike Tracy <u>A</u>
Jim Mogen <u>X</u>	Rick Seifert <u>X</u>
Jake Anderson <u>X</u>	

Staff Liaison Lynch X
Council Liaison Meyer A
Council Liaison (Fill In) Gustafson X

C. NEW BUSINESS

1. City Code Updates - Accessory Dwelling Units & Parking Minimums

Staff Liaison Lynch opened by reminding Commissions of a joint workshop with City Council on August 7 at 6:30 PM to go over drafted amendments for accessory dwelling units and parking minimums. She explained the goal of tonight's workshop is to identify where we need Council's help with the amendments and where more discussion needs to take place.

The first main area of discussion with City Council should be around parking for ADUs, specifically if we need to require additional parking at a single-family residence for the ADU. She also stated there would need to be discussion around parking at multifamily dwelling units. Previously the Planning Commission was going to recommend one parking space per dwelling unit, but considering Amber Flats was barely approved at 1.26 spaces per dwelling unit, perhaps 1.50 would be a better solution. It may also be more appetizing to residents and Council Members who were opposed to Amber Flats due to parking concerns. Commissioner Mogen stated it was a matter of good policy versus politics and he would prefer to go into the workshop on August 7 with 1.25 or 1. Council Liaison Gustafson stated he did not believe the amendment would pass at 1 space per unit. Planning Commission discussed and agreed to go into the workshop with 1 space per unit drafted to then hold a discussion with City Council.

Staff Liaison Lynch stated she also wanted to gather feedback from City Council on the ADU requirements, as far as sizing, number of bedrooms, and design guidelines.

2. Adult-Use Cannabis Discussion

Staff Liaison Lynch gave a brief overview of the authorizations given to municipalities for regulating cannabis businesses. Cities are required to authorize at least one cannabis business per 12,500 residents, but can issue more permits if desired. Cities may also regulate business hours between 10 a.m. and 9 p.m. seven days a week, and the State statute prohibits the same of cannabis between 2 a.m. and 8 a.m. Monday through Saturday, and between 2 a.m. and 10 a.m. on Sundays. Cities may restrict the operation of a cannabis business within 1,000 feet of a school, or 500 feet of a daycare, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field. Finally, Cities may zone businesses under existing zoning ordinances in accordance with the license type or endorsed activities held by the cannabis business.

The Planning Commission discussed these requirements and authorization of the City to register these businesses and requested a meeting with Jack Brooksbank with Campbell Knutson P.A. to ask more questions about the updates.

D. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report - Staff Liaison Lynch again reminded Commissioners about the joint workshop with City Council on August 7, 2024 at 6:30 PM.
2. Council Liaison Report - Council Liaison Gustafson gave a brief overview of the park building project to Commissioners. He stated bid estimates came in much higher on the building that expected so the project is on hold for a little while to determine next steps.

E. ADJOURN

Workshop was adjourned at 8:16 PM.