

**CITY OF FALCON HEIGHTS**  
Regular Meeting of the City Council  
City Hall  
2077 West Larpenteur Avenue  
**AGENDA** Minutes  
February 12, 2025 at 7:00 P.M.

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL: GUSTAFSON\_X\_\_ LEEHY\_X\_\_ MEYER\_X\_\_  
MIELKE\_X\_\_ WASSENBERG\_X\_\_

STAFF PRESENT: LINEHAN\_X\_\_

C. APPROVAL OF AGENDA

Councilmember Wassenberg motions to approve the agenda;  
Approved 4-0

Leehy arrived after roll call and approval of the agenda at 7:02 PM.

D. PRESENTATION

E. APPROVAL OF MINUTES:

1. January 22, 2025 City Council Meeting Minutes

Councilmember Meyer motions to approve the meeting minutes;  
Approved 5-0

F. PUBLIC HEARINGS:

G. CONSENT AGENDA:

1. General Disbursements through 2/5/25: \$60,654.20  
Payroll through 1/26/25: \$26,277.56  
Wire Payments through 1/26/25: \$17,078.70
  - Payroll: \$15,785.46
  - BP Fleet Cards Payment: \$1,293.24
2. Approval of City Licenses
3. Approval of Resolution 25-09 Accepting Resignation of Scott Wilson from the Planning Commission
4. Approval of Release of RFP for Falcon Heights City Hall Solar Panels
5. Approval of Resolution 25-10 Accepting Resignation of Mike Bradbury from the Parks and Recreation Commission
6. Approval of Resolution 25-11 Approving the Community Park Site Plan

Councilmember Leehy motions to approve the consent agenda;  
Approved 5-0

H. POLICY ITEMS:

1. Consideration of Variance Request at 1375 Larpenteur Ave. W.

Community Development Coordinator Lynch provides an overview of levels of authority in relation to zoning decisions and regulating land use. A variance falls under the application of a zoning ordinance, is quasi-judicial, and allows less council discretion. The Council must determine the facts associated with a particular request and apply the facts to the legal standards in the zoning ordinance. In general, if the facts show the applicant meets the relevant legal standard, they are likely entitled to the approval or permit. She explains that a variance is a change from the enforcement of the zoning ordinance that is applied to a specific property. She provides more detail about what a variance is and what standards to review to determine if a variance request should be granted or not. It requires a three-factor test, which is a legal standard that must be applied, and all three factors must be satisfied. Lynch also provides an overview of additional requirements that need to be considered, as well as conditions that may be attached to a variance. Economic factors, neighborhood opinions, and past practices don't count in variances. The seven questions are:

1. Is this project reasonable?
2. Are there circumstances unique to the property?
3. Will the variance maintain the essential character of the locality?
4. Is the variance in harmony with the purposes and intent of the zoning ordinance?
5. Is the variance consistent with the comprehensive plan?
6. The granting of the variance does not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of public streets, or increase the danger of fire, or endanger the public safety?
7. Is the requested variance the minimum action required to eliminate the practical difficulties?

Lynch moves on to the specific variance request submitted to the city from the property owner of 1375 Larpenteur Ave. W. New 3-stall garage to replace existing failing 3-stall garage. New orientation of garage – requires relocation of driveway to west side of property. New construction will reduce the current impervious surface square footage but will still be over code by 760 sq. ft. Lynch shows the new plans. She goes over the current site nonconformities in relation to the proposed site plans. Lynch explains the Planning Commission discussed the variance request at their last meeting. She provides an overview of the discussion around the seven questions that need to be answered to grant the variance request. Ultimately, they voted 5-1 with 1 abstaining to recommend approval of the variance to City Council. She reiterates, Council would also need to go over these questions and answer yes to all of them in order to grant the variance request.

Wassenberg notes 12 ft is a wide driveway and questions the necessity. Property owner Radimecky answers that he is looking to modernize the property as he believes it does not meet current standards for vehicles today. He adds that there is no parking available on Larpenteur Avenue and no alleyway. A wider driveway will assist with parking family and friends and allow easier access for service trucks.

Council and Mr. Radimecky discuss that the new garage design will add more square footage and livable space.

Leehy wonders if Mr. Radimecky considered lessening the width of the driveway by utilizing gravel on the west side of the driveway. She also wonders how close the new garage and driveway would be to the neighbor's property because of runoff. Lynch notes it would be 5 ft. from the neighbor's property, which meets setbacks. Mr.

Radimecky would move forward with the plans if the driveway is 10 ft. with the addition of a shoulder. Lynch adds that a rain garden could offset the impervious surface of the driveway slightly. Mr. Radimecky notes the state of the current garage is very poor and needs to be replaced.

Mielke understands the reason for the plans and likes the idea of narrowing the driveway and adding a shoulder. Meyer agrees.

Lynch recommends Mr. Radimecky to update the plans to show the 10 ft. wide driveway, and staff will update the approval based on the new plans. She adds that because Larpenteur is a county road, Ramsey County will set their own requirements that Mr. Radimecky also must follow for the new plans.

Gustafson wonders about working with the county to ensure the curb cut stays wider. Council and staff discuss the flared driveway and apron that will remain. Mr. Radimecky explains he needs city approval before he receives county approval and before he can discuss sharing the apron with the neighbor or not.

Council thanks Mr. Radimecky.

Councilmember Leehy motions to conditionally approve Resolution 25-12  
Approving a Variance at 1375 Larpenteur Ave W. For An Increase in Impervious  
Surface Coverage;  
Approved 5-0

#### I. INFORMATION/ANNOUNCEMENTS:

Mielke is appreciative of the statement supporting the immigrant community and for the voter turnout for the county commissioner election. The Climate Action Plan Team met last week to discuss goal setting. The Environment Commission met to continue to discuss the Sustainability Fair, to be held on April 26.

Meyer expresses gratitude for Commissioner Wilson for his support of the Planning Commission.

Leehy notes the Community Engagement Commission did not meet due to a City Holiday.

Wassenberg thanks Commissioner Bradbury for his time serving on the Parks and Recreation Commission. He adds there are two vacancies currently and encourages residents to apply. The commission met last to discuss their 2025 goals. Lastly, he will attend the Ramsey County League of Local Government legislative priorities session.

Gustafson comments that the council also discussed their legislative priorities. There is a new plastic film collection at City Hall. The printed spring newsletter will hit mailboxes soon, and he encourages residents to read about the plans for the Community Park renovation. He also thanks Public Works for their quick snow removal efforts.

Linehan notes City Hall will be closed the upcoming Monday in observance of Presidents Day. He explains the snow removal efforts of Falcon Heights and Lauderdale have been going well. The speed trailer is back up and running, helping collect speed data and educate residents. Residents can submit a request to have it deployed in their street or neighborhood.

J. COMMUNITY FORUM:

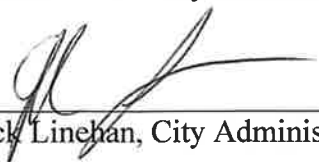
*Please limit comments to 3 minutes per person. Items brought before the Council will be referred for consideration. Council may ask questions for clarification, but no council action or discussion will be held on these items.*

K. ADJOURNMENT: 7:56 PM

Councilmember Wassenberg motions to adjourn the meeting;  
Approved 5-0

  
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Randall C. Gustafson, Mayor

Dated this 12<sup>th</sup> day of March, 2025

  
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Jack Linehan, City Administrator