

CITY OF FALCON HEIGHTS
Joint Planning Commission & City Council Meeting
City Hall
2077 West Larpenteur Avenue

MINUTES
September 23, 2025 at 7:00 P.M.

A. CALL TO ORDER: 7:04 P.M.

B. ROLL CALL:

Mike Tracy <u>X</u>	Laura Paynter <u>X</u>
Jacob Brooks <u>X</u>	Rick Seifert <u>X</u>
Jim Mogen <u>X</u>	Jeremy Hallowanger <u>X</u>
Jake Anderson <u>X</u>	

Randy Gustafson <u>X</u>	Melanie Leehy <u>X</u>
Eric Meyer <u>X</u>	Jim Wassenberg <u>X</u>
Paula Mielke <u>X</u>	

City Administrator Jack Linehan X
Staff Liaison Hannah Lynch X

C. APPROVAL OF AGENDA

A motion was made by Commissioner Paynter to approve the agenda. Agenda was approved by consent.

D. APPROVAL OF MINUTES

1. June 24, 2025 – Workshop
2. August 6, 2025 – Joint Workshop with City Council

A motion was made by Commissioner Siefert to approve minutes from June 24, 2025 and August 6, 2025. Minutes were approved by consent.

E. PUBLIC HEARING – *Tracy notes there is no public hearing scheduled, but they will allow public comment at the next item on the agenda.*

F. NEW BUSINESS

1. Approval of Les Bolstad Golf Course Sale Goals and Guiding Principles
Mayor Gustafson proposes a community forum proponent as part of the agenda item, to allow the public to provide comments.

Staff Liaison Lynch presented the updated Goals and Guiding Principles for the Les Bolstad Golf Course redevelopment. She provides a background on the property and how the city created the goals and guiding principles document,

that will be included in the RFP for the developers released by the University. She explains a vision committee would help better guide future developers than a master plan for the property. Developers chosen by the University will come to the city for subdivision of parcels and rezoning. Seven key topics were outlined: connectivity, green space, self-sustaining development, housing mix, sustainability, commercial uses, and development funding.

She summarized results from the public open house and online survey, noting that green space ranked as the top community priority, followed by connectivity and sustainability. Lynch explains the next steps, finalizing goals & principles document for the RFP. The University will be issuing the RFP and choosing a developer. The planning process will then begin, which includes an environmental review, working with developers, and other organizations such as the watershed, utilities, etc. there will be many opportunities for public input.

Tracy opens the topic up for public comment. Resident comments:

- Bob Haight – 1477 California – *Would like the Planning Commission to develop 3-5 land use alternatives with specifics and quantify how they perform.*
- Colleen Wilson – 2202 Folwell – *Requested information about how the golf course will be maintained in the time between the sale and the development. Suggested a guiding principle around that timeframe and process to ensure the land is kept free from trash and fencing is placed around it.*
- Bob Cudeck – 2203 Folwell – *Would like the City to coordinate with Luther Seminary to keep the two developments in sync. Link the walking paths/green space. He is concerned about Hoyt becoming increasingly busy and would like to coordinate the traffic and impact on the City with the surrounding cities.*
- Tom Fisher – Minnesota Design Center – *Is working to develop a plan for the golf course redevelopment with his team to support the guiding principles, achieve comprehensive plan goals, preserve ½ of the site for green space, and provide a maximum value to the University and City of Falcon Heights.*
- Larry Overske – Roseville Resident – *prior basketball player for the University of Minnesota, a golf coach, and a member of the golf club for over 50 years. He pointed to the contamination at the Hillcrest golf course as a concern and is also concerned about the over 100 years of history the city and University will lose. Stated the University will lose donors over this decision.*
- Kevin Campbell – 1722 Pascal – *Would like the City to consider require electric only at the new development: no natural gas. They would also like to see electric lines buried.*
- Karen Tang – 2108 Folwell - *Would like to see a mix of housing types to increase accessibility to residents of different walks of life and to create a diverse community. Would like to see higher density and possibly a small grocery store and/or café.*

Gustafson points out that the University made the decision to put the property up for sale as it no longer aligns with their goals. The goals and principles document created is to help guide developers create a development that reflects the community's wants and needs.

Leehy wonders if the University has had any opportunities for the public to provide comments or a tool that residents have to address the university directly. Linehan explains that city staff have been working with university staff and will notify residents of any upcoming opportunities.

Leslie Krieger, Assistant Vice President for Planning, Space, and Real Estate at the University of Minnesota, explains there is an online portal where residents can ask questions directly to the Board of Regents and make comments.

Leehy wonders at what point a Master Plan is needed. Linehan answers, once a developer is identified it would be a good time to work with the developer, a consultant and the city on a joint Master Plan. The City has done some legwork with the Larpenteur Corridor Study.

Meyer appreciates all the input but wonders where schools fit into this. Linehan explains it is broadly incorporated in the document as one of the services that will be provided once the developments is online. The school district will be an important stakeholder. The city will help facilitate that every government body providing a service to the area will be ready. Wassenberg adds this was discussed by the committee, and once the master plan will be developed it will be clearer how many developments and population there will be.

Wassenberg notes synergy between comments, such as the various land use scenarios might be something the Minnesota Design Center could include. He also stresses the importance of connectivity.

Mielke wants to ensure that funding for the environmental impact mitigation will also come from the developer and will not just fall on the city and grants.

Leehy wonders if the property will be sold to one developer or multiple. Krieger explains the intend is to sell to a master developer, and then they can decide to subdivide. The benefit is they will plan the entire property and create a comprehensive look. Tracy adds Highland Bridge is an example of a development by a master developer.

The Commission and Council discussed edits and clarifications to the document, including:

- Adding "schools" under self-sustaining development to address educational impacts.
- Inserting language on environmental mitigation under development funding.
- Adding "St. Paul" under connectivity for regional trail linkages.
- Modifying "Housing Mix" to include "quality and thoughtful design."
- Clarifying the definition of light industrial uses as enclosed, small-scale operations (e.g. breweries, commercial kitchens).
- Including "pollinator-friendly" plantings under sustainability.
- Removing numerical ranking of principles and reformatting as bullet points.

- Adding language encouraging developers to minimize construction impacts and act as good neighbors during the building process.

After discussion, a motion was made by Commissioner Seifert, seconded by Commissioner Mogen, to approve the Les Bolstad Golf Course Goals and Guiding Principles as amended. Motion passed unanimously.

A motion was then made by Councilmember Mielke, to approve the same document as recommended by the Planning Commission. Motion passed unanimously.

G. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report - Staff Liaison Linehan thanked all participants and stated the amended document would be sent to the University of Minnesota.
2. Council Liaison Report - Councilmembers commended staff and volunteers for their work. No additional items were reported.

H. PUBLIC COMMENTS

- Ginny Allen - 1490 Idaho Ave. W. - Commented that the City needs to make sure any consultant the City uses is of equal level and expertise/power as the developer.
- Additional public comment urged the City to remain flexible and realistic about development costs.

I. ADJOURN

A motion was made by Commissioner Paynter and seconded by Commissioner Hallowanger to adjourn the meeting.

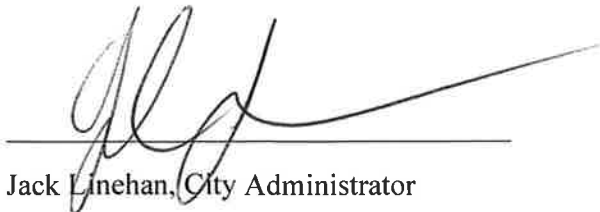
Councilmember Meyer motions to adjourn the meeting.

Meeting was adjourned by consent at 8:38 PM.



Randall C. Gustafson, Mayor

Dated this 12th day of November, 2025



Jack Linehan, City Administrator