

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

MINUTES

October 28, 2025 at 7:00 P.M.

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

B. ROLL CALL:

Mike Tracy <u>X</u>	Laura Paynter <u>A</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>	
Staff Liaison Lynch <u>X</u>	
Council Liaison Meyer <u>X</u>	

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES

1. September 23, 2025 – Joint Meeting with City Council

A motion was made by Commissioner Seifert to approve minutes from September 23, 2025. Minutes were approved by consent.

E. PUBLIC HEARING

1. Planning Application 25-02 – Conditional Use Permit – Falcon Heights Town Square, Child Daycare Center

Staff Liaison Lynch presented the Conditional Use Permit application for a daycare in a 4,388-square-foot space in Falcon Town Square. The daycare proposes hours of 7:00 a.m. – 9:00 p.m. on weekdays and would serve up to 95 children. State daycare licensing and a city business license are required.

Applicant Dan Kennedy spoke on behalf of owner Nasro Nassib, noting compliance with state regulations and regular inspections. One resident, Mark Bourne, spoke during public comment and expressed concerns about unsafe traffic flow and low-hanging trees. Staff stated that concerns will be addressed through code enforcement.

After asking for speakers twice more, Commissioner Mogen made a motion to close the public hearing. Public hearing was closed by consent.

F. NEW BUSINESS

1. Planning Application 25-02 – Conditional Use Permit – Falcon Heights Town Square, Child Daycare Center
After discussion, the Planning Commission agreed the proposal was consistent with zoning requirements. A motion was made by Commissioner Anderson to recommend approval of the Conditional Use Permit to City Council, contingent upon receiving state daycare licensing and a city business license. Motion was approved by consent.
2. Les Bolstad Golf Course Sale Updates
Staff Liaison Lynch provided an update on the University of Minnesota's sale of the Les Bolstad Golf Course. The University has issued an RFP, with submittals due December 18, 2025, followed by interviews early next year. The City may hire a consultant to assist with review and planning. Discussion included zoning implications, a potential interim ordinance, and long-term planning.
3. 2050 Comprehensive Plan – 2025 System Statement for the City of Falcon Heights
Staff Liaison Lynch introduced the Metropolitan Council's 2025 System Statement, triggering the City's obligation to update the 2050 Comprehensive Plan by 2028. Population, housing, climate policies, and infrastructure guidelines were noted. Redevelopment of the golf course would likely require revised forecasts.

G. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report – *Staff Liaison Lynch noted that Planning Commission meetings in November and December may be canceled unless applications are received.*
2. Council Liaison Report – *Council Liaison Meyer stated appreciation for the Commission's work and noted the Council approved the Lions Club Christmas tree sale at City Hall. He also announced he would be stepping down from the City Council.*

H. ADJOURN

A motion was made by Commissioner Mogen to adjourn the meeting. Meeting was adjourned by consent at 8:10 PM.