

City of Falcon Heights Planning Commission

City Hall
2077 Larpenteur Avenue West

AGENDA

Tuesday, February 24, 2026
7:00 p.m.

A. CALL TO ORDER: 7:00 p.m.

B. ROLL CALL: Mike Tracy ____ Laura Paynter ____
Jacob Brooks ____ Jeremy Hallowanger ____
Rick Seifert ____ Mark Miazga ____
Jake Anderson ____

Staff Liaison - Hannah Lynch ____
Council Liaison - Jim Mogen ____

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. January 27, 2026

E. PUBLIC HEARING - None.

F. NEW BUSINESS

1. Les Bolstad Golf Course Redevelopment - Community Advisory Committee (CAC)

G. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report
2. Council Liaison Report

H. ADJOURN

Next regular meeting date: March 24, 2026

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

MINUTES

January 27, 2026 at 7:00 P.M.

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

B. ROLL CALL:

Mike Tracy X Laura Paynter X
Jacob Brooks X Rick Seifert X
Jim Mogen X Jeremy Hallowanger A
Jake Anderson X

Staff Liaison Lynch X
Council Liaison Meyer 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. October 28, 2025

A motion was made by Commissioner Anderson to approve minutes from October 28, 2025. Minutes were approved by consent.

E. PUBLIC HEARING - None.

F. NEW BUSINESS

1. 2026 Officer Nominations
Staff Liaison Lynch provided an overview of officer responsibilities and the annual nomination process.

*Commissioner Paynter nominated Commissioner Jacob Brooks for Chair.
Commissioner Anderson nominated himself as Vice Chair.
Commissioner Paynter nominated Commissioner Seifert for Secretary.*

*A motion was made to approve the slate of officers as nominated.
Motion was approved by consent.*

*2026 Officers:
Chair: Jacob Brooks*

*Vice Chair: Jake Anderson
Secretary: Rick Seifert*

2. **Adoption of Standing Rules**

Staff Liaison Lynch reviewed the Standing Rules, noting annual re-adoption requirements and recent updates including:

- Revised application process for commission vacancies (30-day open application period)*
- Attendance and stipend procedures*
- Public hearing protocol guidance*

A motion was made by Commissioner Seifert to adopt the Standing Rules as presented. Motion was approved by consent.

3. **2026 Schedule**

Staff Liaison Lynch presented the 2026 Planning Commission meeting schedule and application deadlines for zoning and land-use requests. This item was informational only.

4. **Discussion of 2026 Projects**

Larpenteur Senior Housing (Amber Flats / Velair Development)

Staff Liaison Lynch stated that the previously approved PUD for Amber Flats has transferred to Velair Development for a senior affordable housing project adjacent to Amber Union. A PUD amendment is anticipated in March 2026.

Les Bolstad Golf Course Redevelopment

Staff Liaison Lynch provided an update on the University of Minnesota RFP process. Staff reviewed developer submissions with consultant Bolton & Menk and provided feedback to the University. Final developer selection is expected later in 2026.

The Planning Commission will have a role in future zoning amendments, PUD approvals, and participation in a Community Advisory Committee. A Technical Advisory Committee will also be formed with regional agencies.

Transition Towns Meeting Recap

Commissioners shared feedback from a recent Transition Towns meeting focused on development approaches, environmental remediation, tree health, density, housing affordability, and geothermal energy opportunities.

G. INFORMATION AND ANNOUNCEMENTS

1. **Council Liaison Report** – *Council Liaison Mogen provided an update on recent City Council discussions, including ongoing immigration enforcement-related matters. Additional discussion is anticipated at the upcoming council meeting.*
2. **Staff Liaison Report** – *Staff Liaison Lynch announced:*
 - The Sustainability Fair is scheduled for April 18, 2026, featuring recycling events and educational presentations.*
 - Anticipated staff leave in mid-to-late summer 2026, with further details to be provided later*

H. ADJOURN

A motion was made by Commissioner Anderson to adjourn the meeting. Meeting was adjourned by consent at 7:35 PM.

DRAFT



REQUEST FOR ACTION

| | |
|---------------------|---|
| Meeting Date | February 24, 2026 |
| Agenda Item | F-2 |
| Attachment | Overview; Resolution (draft); Application |
| Submitted By | Hannah Lynch, Community Development Coordinator |

| | |
|--------------------|--|
| Item | Les Bolstad Golf Course Redevelopment - Community Advisory Committee (CAC) |
| Description | <p>During the February 11, 2026 City Council Workshop Meeting, and at the recommendation of the City’s hired consultant, Bolton & Menk, Council directed staff to create a Community Advisory Committee (CAC) for the redevelopment of the Les Bolstad Golf Course.</p> <p>The CAC is a focus group made up of nine (9) voting members, consisting of the following membership:</p> <ul style="list-style-type: none"> • One representative from Falcon Heights At-Large (to serve as Chair) • One representative from the Planning Commission • One representative from the Environment Commission • One representative from the Parks and Recreation Commission • One representative from the Community Engagement Commission • One representative from The Grove neighborhood (selected by the Grove HOA) • One representative from Lauderdale (selected by the Lauderdale City Council) • One representative from Roseville (selected by the Roseville City Council) • One representative from St. Anthony Park (selected by the St. Anthony Park Community Council - District 12) <p>Meetings will be held monthly on the 3rd Wednesday of the month, at 6:30 PM, at Falcon Heights City Hall. The first meeting is anticipated to start on Wednesday, April 15th.</p> <p>In addition, the stipend of \$50/meeting attended is available for this role.</p> <p>The Planning Commission should now discuss and determine which commissioner(s) would like to represent the commission and serve on the CAC. Anyone interested should then complete an application (attached) to move forward in the process and be interviewed by the staff and council liaisons as well as the commission chair. More than one person is welcome to apply, but only one Planning Commission member will ultimately be selected.</p> |

| | |
|----------------------------|---|
| Budget Impact | TBD |
| Attachment(s) | <ul style="list-style-type: none">• CAC Overview• Resolution (draft)• CAC Application |
| Action(s) Requested | Staff recommends commission members discuss and identify those interested in interviewing for the CAC to represent the Planning Commission. |

Les Bolstad Golf Course Redevelopment Community Advisory Committee

Overview

The Community Development Advisory Committee (CAC) is a focus group made up of local community members who represent various economic, ethnic and social service interests within the City of Falcon Heights and adjacent cities. The CAC focus group is a cross-section representation of the people in and near Falcon Heights. They serve as a voice for the community and act in an advisory capacity on the current needs of the community to help shape the future redevelopment of the Les Bolstad Golf Course. The committee does not have independent duties or authority to take actions that will bind the City of Falcon Heights.

The group is appointed by the Falcon Heights City Council and is made up of nine (9) voting members and consists of the following membership:

- One representative from Falcon Heights At-Large (to serve as Chair)
- One representative from the Planning Commission
- One representative from the Environment Commission
- One representative from the Parks and Recreation Commission
- One representative from the Community Engagement Commission
- One representative from The Grove neighborhood (selected by the Grove HOA)
- One representative from Lauderdale (selected by the Lauderdale City Council)
- One representative from Roseville (selected by the Roseville City Council)
- One representative from St. Anthony Park (selected by the St. Anthony Park Community Council – District 12)

Additionally, staff from the City of Falcon Heights will serve as a staff liaison to the CAC, as well as non-voting member participation from our consultants at Bolton & Menk, Barr Engineering and Braun Intertec. Representatives from the University of Minnesota and eventually the identified buyer will also have an active role in this process.

Meeting Information

- Monthly, the 3rd Wednesday of the month, at 6:30 PM, at Falcon Heights City Hall.
- Anticipated first meeting date of Thursday, April 15th.

**CITY OF FALCON HEIGHTS
COUNCIL RESOLUTION**

February 25, 2026

No. 26-XX

**A RESOLUTION ESTABLISHING A LES BOLSTAD GOLF COURSE
REDEVELOPMENT COMMUNITY ADVISORY COMMITTEE**

WHEREAS, the Les Bolstad Golf Course property, owned by the University of Minnesota, is located adjacent to the City of Falcon Heights and represents a significant redevelopment opportunity affecting land use, infrastructure, environmental systems, housing, and community character; and

WHEREAS, redevelopment of the property will have regional implications for Falcon Heights and neighboring jurisdictions; and

WHEREAS, the Falcon Heights City Council recognizes the importance of structured community engagement and broad stakeholder input in shaping redevelopment outcomes; and

WHEREAS, the City Council desires to establish a formal advisory body to serve as a community voice and provide recommendations to the City Council regarding the redevelopment process; and

WHEREAS, the Community Advisory Committee shall act solely in an advisory capacity and shall not have independent authority to bind the City of Falcon Heights.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Falcon Heights hereby establishes the Les Bolstad Golf Course Redevelopment Community Advisory Committee (CAC) for the purpose of advising the City Council on matters related to redevelopment of the Les Bolstad Golf Course property.

BE IT FURTHER RESOLVED, that the Community Advisory Committee shall:

1. Purpose and Duties

- a.** Serve as a community focus group representing a cross-section of residents and stakeholders.
- b.** Provide input and recommendations to the City Council regarding land use concepts, environmental considerations, infrastructure, housing, community amenities, and related redevelopment matters.
- c.** Identify community priorities, concerns, and opportunities associated with redevelopment.
- d.** Act solely in an advisory capacity without independent authority to take action on behalf of the City.

2. Membership

- a. The Committee shall consist of nine (9) voting members appointed as follows:
 - i. One Falcon Heights resident appointed at-large, who shall serve as Chair;
 - ii. One representative from the Falcon Heights Planning Commission;
 - iii. One representative from the Falcon Heights Environment Commission;
 - iv. One representative from the Falcon Heights Parks and Recreation Commission;
 - v. One representative from the Falcon Heights Community Engagement Commission;
 - vi. One representative from The Grove neighborhood (selected by the Grove HOA);
 - vii. One representative from the City of Lauderdale (selected by the Lauderdale City Council);
 - viii. One representative from the City of Roseville (selected by the Roseville City Council);
 - ix. One representative from St. Anthony Park (selected by the St. Anthony Park Community Council – District 12).

3. Staff and Consultant Participation

- a. The City Administrator, or designee, shall serve as staff liaison to the Committee.
- b. Non-voting participation may include representatives from the City’s professional consultants, including but not limited to Bolton & Menk, Barr Engineering, and Braun Intertec.
- c. Representatives from the University of Minnesota and, as applicable, an identified buyer or development entity may participate as non-voting stakeholders.

4. Meetings

- a. Meetings shall generally occur monthly at Falcon Heights City Hall unless otherwise determined by the Committee in coordination with staff.
- b. Meetings shall comply with the Minnesota Open Meeting Law.

5. Duration

- a. The Community Advisory Committee shall remain in existence until dissolved by further action of the City Council.

BE IT FURTHER RESOLVED, that staff is directed to solicit applications for the Falcon Heights at-large member using the adopted Community Advisory Committee application form and to coordinate with partner jurisdictions and organizations regarding their respective appointments.

Moved by:

Approved by: _____
Randall C. Gustafson
Mayor

GUSTAFSON
MAY
MIELKE
MOGEN
WASSENBERG

_____ In Favor
_____ Against

Attested by: _____
Jack Linehan
City Administrator

**CITY OF FALCON HEIGHTS
LES BOLSTAD GOLF COURSE REDEVELOPMENT
COMMUNITY ADVISORY COMMITTEE APPLICATION**

DATE: _____

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL ADDRESS: _____

HOW LONG AT ABOVE ADDRESS? _____

REASON(S) YOU WISH TO SERVE ON THE COMMUNITY ADVISORY COMMITTEE:

LIST YOUR WORK EXPERIENCE, COMMUNITY INVOLVEMENT, LEADERSHIP ROLES, SKILLS, QUALIFICATIONS AND/OR OTHER INTERESTS WHICH YOU COULD BRING TO THIS COMMITTEE:

PRIOR PUBLIC (OR RELATED) SERVICE: _____

OTHER RELEVANT SKILLS, SPECIAL TRAINING, EDUCATION OR BACKGROUND
(OR COMMENTS): _____
