

**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 <u>X</u>            | Laura Paynter <u>X</u>      |
| Jacob Brooks <u>X</u>          | Rick Seifert <u>X</u>       |
| VACANT <u>  </u>               | Jeremy Hallowanger <u>A</u> |
| Jake Anderson <u>X</u>         |                             |
| Staff Liaison Lynch <u>X</u>   |                             |
| Council Liaison Mogen <u>X</u> |                             |

**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.*