

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

MINUTES

March 24, 2026 at 7:00 P.M.

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

**B. ROLL CALL:**

Jacob Brooks (Chair) <u>X</u>	Laura Paynter <u>X</u>
Jake Anderson (Vice-Chair) <u>X</u>	Jeremy Hallowanger <u>X</u>
Rick Seifert (Secretary) <u>X</u>	Mark Miazga <u>X</u>
Mike Tracy <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. February 24, 2026  
*Commissioner Hallowanger made a motion to approve the minutes from the March 24, 2026 meeting. Minutes were approved by consent.*

**E. PUBLIC HEARING**

1. PUD Amendment - Fairway Commons  
*Chair Brooks invited Staff Liaison Myhren to provide an overview of the application for the amendment to the planned unit development. Staff Liaison Myhren described the differences between the Amber Flats PUD and the proposed Fairway Commons. The proposed Fairway Commons, 110-units affordable senior living (55+) 16 studio, 76, 1-Bedroom, and 18 2-Bedroom. 116 parking spaces, 44 surface and 72 sublevel. Current proposal just under 46' in height, however there is potential for 9' ceilings which would bring it to just under 50" in height.*

*City Code states that R-5M zoning districts should meet or exceed 28 units per acre. Proposal meets this just under 40 units per acre. Proposal meets set back requirements. One area that proposal doesn't meet City Code is the maximum height, which Code states is four stories or 40', whichever is less. Proposal is for no more than 50'. Second area is impervious surface code is maximum 75%. Proposal would meet this. Commissioner Miazga asked who we waiting on approval from the City of Engineer, Ramsey County*

*Staff Liaison Myhren stated there's some back-and-forth between entities and the developers but they are working with them on that, The Fire Marshal will have comments that the developer will need to work through, and then our building inspector will be looking at the plans at permit time. Commissioner Miazga also asked if a BBB had been done on the developer. Staff Liaison Myhren said no.*

*Commissioner Paynter asked a clarifying question can PC put conditions on the PUD. Staff Liaison Myhren said depends, but it can't be more restrictive than Amber Flats.*

*Staff Liaison Myhren then handed the presentation over to Marty O'Connell, Senior Development Associate with Velair Development Company. He gave background about the company - they've been around since 1999 and are local to the market. They are based in Richfield, Minnesota. They have an in-house property management company that manages approximately 95% of their portfolio, sharing office space with Velair Development.*

*Fairway Commons will be a 100-unit age-restricted apartment building, with a mix of studios, one-bedroom, and two-bedroom units. It will have four-stories of residential over one level of fully enclosed underground parking. It will have a total of 116 off-street parking stalls dedicated to the apartments.*

*He pointed out the layout is very similar to the previously approved Amber Flats PUD. Mr. O'Connell stated they are looking into using on-site geothermal for heating and cooling. This would slightly change the exterior of the building, as they would need to include geothermal wellheads that would be screened. Commissioner Anderson applauded the possible use of geothermal and then asked what guardrails are in place to ensure the development remains 55+ age-restricted and affordable. Mr. O'Connell stated the funding they are using requires it to stay affordable for a minimum of 30 years, and the age-restriction is also tied to that agreement.*

*Commissioner Hallowanger asked about any potential delays. Mr. O'Connell stated funding could delay the project if that is delayed.*

*Council Liaison Mogen asked if any other of Velair's projects share a site with another building, similar to how Fairway Commons will be closely located to Amber Union. Mr. O'Connell couldn't think of any, but stated he would look into it.*

*Chair Brooks then opened the public hearing. The following residents spoke:*

- 1. Nicole Porter – 1590 Hollywood Court – Had questions about management of the building and what that would look like. Stated she did not see a management office on the plans and asked if, after-hours, police would be called for issues. She also asked if a traffic study had been completed.*
- 2. Farook Meah – 1597 Hollywood Court – Gave a statement about possible traffic incidents on Hollywood Court. Wanted to know what entity is responsible for West Snelling Access Drive. He stated that when he moved into his home, there was access from Larpenteur and another access of West Snelling Access Drive. He also spoke about bus traffic and general traffic issues.*

3. *Irene Gengler – 1611 Hollywood Court – Stated she has lived on Hollywood Court for 50 years and she cannot think of anything to complain about. Stated she wants the Planning Commission and City to keep up the good work.*
4. *Lolita Keck – 1766 St. Marys – Asked about the façade material. Staff Liaison Myhren stated it was in the plans distributed throughout the room.*

*Chair Brooks called twice for additional speakers before Commissioner Tracy moved to close the public hearing. Public hearing was closed by consent.*

## **F. NEW BUSINESS**

### **1. PUD Amendment – Fairway Commons**

*Chair Brooks opened the floor for comments, questions, and discussion from the Planning Commission.*

*Commissioner Anderson asked about a condition around maintaining the existing trees. Staff Liaison Myhren pointed out on page 72 of the packet, there is a condition that has been drafted to cover this.*

*Commissioner Paynter brought up the resident's comment about a management office on site, as it does not appear to be in the plans. Mr. O'Connell pointed out the "Common Space" on the plans and stated there will be a manager's office in that area. He also stated he remembered another Velair property that shares a site with another property. In Burnsville, one of their developments shares outdoor space with the school district.*

*Commissioner Miazga asked about property management weekend hours, and if there would be any. Mr. O'Connell stated he would have to discuss that with the property management team and get back to the City.*

*Commissioner Paynter asked about the geothermal wells and if they would need to be added to the PUD. Staff Liaison Myhren stated they should be thought of as a utility and should be covered, however the City Attorney may want them to fall under the 5% deviation from plans as stated in the PUD.*

*Commissioner Seifert pointed out that a traffic study had been done for the site and is included in the packet.*

*Commissioner Paynter made a motion to recommend approval of the drafted PUD amendment. A vote was taken and all were in favor. The motion passed 7-0.*

2. **1407 Larpenteur Acquisition – Compliance with the 2040 Comprehensive Plan**  
*Staff Liaison Myhren stated the Planning Commission has to review the City's acquisition of the property for compliance with the City's Comprehensive Plan. The City received a grant for a brownfield assessment study which showed contamination on the site. She pointed out several sections of the Comprehensive Plan to consider and stated City Administrator Linehan is available to answer questions.*

*Commissioner Paynter asked if demolition of the building is planned. City Administrator Linehan stated that by the City acquiring the property, they may have better*

*opportunities for mitigation. Commissioner Miazga stated this project seems to be a "slam dunk."*

*Commissioner Tracy made a motion to approve Planning Commission Resolution 26-01 Finding that the Acquisition and Conveyance of Certain Property by the City of Falcon Heights Is In Compliance With the City's 2040 Comprehensive Plan. A vote was taken and all were in favor. The motion passed 7-0.*

#### **G. INFORMATION AND ANNOUNCEMENTS**

- 1. Staff Liaison Report – Staff Liaison Myhren reminded the Commission of the April 18<sup>th</sup> Sustainability Fair at City Hall from 11 AM – 2 PM.*
- 2. Council Liaison Report – Council Liaison Mogen stated the City received 24 applicants for the Community Advisory Committee (CAC) which included a good cross section of the City. The applicants are currently being reviewed and interviewed by a sub committee.*

#### **H. ADJOURN**

*A motion was made by Commissioner Hallowanger to adjourn the meeting. Meeting was adjourned by consent at 8:17 PM.*