

# *City of Falcon Heights Planning Commission*

City Hall  
2077 W. Larpenteur Avenue

Tuesday, June 28, 2016  
7:00 p.m.

## **A G E N D A**

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL:           Chair Larkin \_\_\_\_   Alexander \_\_\_\_  
                                  Murphy       \_\_\_\_   Bellemare \_\_\_\_  
                                  Williams     \_\_\_\_   Schafer     \_\_\_\_  
                                  Council Liaison Harris \_\_\_\_   Staff Liaison Moretto \_\_\_\_
- C. APPROVAL OF MINUTES for May 24, 2016
- D. PUBLIC HEARING
- E. AGENDA
  - 1. Discussion Buildable and Non-Buildable Setbacks
- F. INFORMATION AND ANNOUNCEMENTS
- G. ADJOURN
- H. WORKSHOP

*If you have a disability and need accommodation in order to attend this meeting, please notify City Hall 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.*

**City of Falcon Heights  
Planning Commission Minutes  
May 24, 2016**

**PRESENT:** Commissioners Alexander, Bellemare, Schafer, Larkin, Murphy, Williams, Staff Liaison Moretto, Council Liaison Harris

**ABSENT:**

The meeting was called to order at 7:15 p.m. by Chair Larkin.

**The minutes of the April 26<sup>nd</sup>, 2016 meeting of the Planning Commission were approved.**

**PUBLIC HEARING:**

**1. Ordinance No. 16-01 Removing Building Heights as Conditional Use**

A public hearing was held to discuss and decided on an approval of O16-01. Chair Larkin called the hearing to order and requested Staff Liaison Moretto brief the Commission on the topic and read the ordinance. The Chair called for those who wished to speak to step to the podium and state their name and address for the record. Being that there was none in attendance the Chair closed the hearing after three invitations to speak.

The Chair asked for comments from the Commissioners. Commissioner Alexander was concerned about digital relay devices and other transmission and receiver devices possibly being installed on roofs and other places. The Commissioner was concerned that this ordinance did not address the lack of height restrictions for these devices or restrictions on their placement. In addition, there was a request to include more information on the definitions for utilities. Other Commissioners commented on the issue and it was decided that a request for staff to look into this issue be included as an attachment to the ordinance.

A motion was made by Commission Schafer and a second by Commissioner Bellemare that the Council APPROVE Ordinance No. 16-01 and that the Commission continue to look into the question of antennas in Falcon Heights. Motion was passed unanimously.

**AGENDA:**

**INFORMATION AND ANNOUNCEMENTS:**

Commissioner Murphy presented his concerns regarding the methods that are used to notify residents of a public hearing. The commissioner's position was that notice should go to all residents and not just the owners. There was vigorous debate on the issue and the Chair and staff recommended the issue be discussed at the City Council Retreat that would take place in the coming weeks.

**Community Forum: None**

**ADJOURNMENT:** The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

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Paul Moretto  
Community Development Coordinator

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John Larkin  
Chair – Planning Commission

Sec. 113-242. - Fences.

Fences may be allowed in any zone and are subject to the following:

- (1) All fences shall be kept in good repair, painted, trimmed and well maintained. In the event a front yard fence is adjacent to and parallel with the front lot line (or side lot line on the street side of a corner lot), such fence shall be set back at least one foot from the street right-of-way or property line.
- (2) Solid walls in excess of six feet above adjacent ground grades shall be prohibited.
- (3) That side of the fence considered to be the face (finished side as opposed to structural supports) shall face abutting property.
- (4) All fences shall require a building permit in addition to any other required permits.
- (5) No fences shall be permitted on public rights-of-way.
- (6) Fences may be permitted along property lines subject to the following:
  - a. Fences may be placed along property lines provided no physical damage of any kind results to abutting property.
  - b. Fences in commercial and industrial districts may be erected on the lot line to a height of six feet plus two feet for a security (barbed wire or other) arm.
  - c. Where the property line is not clearly defined, a certificate of survey may be required by the zoning administrator to establish the property line.
  - d. Fences located within the side and rear yard nonbuildable setback areas beginning at the front building line and fences located within the buildable area of a lot shall not exceed six feet in height from finished grade.
  - e. In residential districts, no fence along or within the front nonbuildable setback area shall be in excess of 36 inches in height.

(Code 1993, § 9-2.06)