

**City of Falcon Heights
Planning Commission Minutes
August 25, 2015**

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

ABSENT: Commissioners Tinetti

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

The minutes of the June 23th, 2015 meeting of the Planning Commission were approved.

Introduction of new Commissioners - John Larkin

Commissioner Larkin discussed his background and interests with the Commission.

Commissioners asked questions regarding details of his professional experiences.

Discussion of Interim Ordinance – Height Limitation

There was a vigorous discussion of the height limitation interim ordinance.

Staff liaison Moretto introduced the staff report concerning ordinance number 113-243 Height Limitations and the context presented with this ordinance allowing a conditional use permit for all structure heights exceeding district maximums.

Staff Liaison called out item A of ordinance 113-243 and to focus on this item.

Council Liaison Harris asked for clarification regarding conditional use permits and how they are approved or denied.

Mr. Moretto explained that the a conditional use is difficult to deny and is similar to any other permitted use except that the Planning Commission and Council can add conditions to the permit so long as the conditions are not arbitrary and/or capricious.

Commissioner Murphy asked for clarification of the staff request. He rephrased it to say staff would like to remove height limitations as a conditional use and instead use the variance process.

Mr. Moretto agreed.

Commissioner Larkin asked about current limits and if we have them.

Mr. Moretto explained that we do have limits but this ordinance allows an applicant to exceed it.

Commissioner Larkin asked if someone received a conditional use permit would it apply to all instances.

Mr. Moretto explained that each permit is considered individually, but that for one to be withdrawn it would require an onerous restriction. He also explained the different kinds of permits.

Council Liaison Harris clarified that removing the conditional use permit for structure heights would help with issues such as radio operators that want to construct large antenna or other structures.

Commissioner Alexander mentioned that there is a communications tower on Roselawn near Community Park that is very tall and that there are antenna exemptions in Ordinance 113-243 and wanted to know if these were related.

Mr. Moretto explained that because the antenna was on the University of Minnesota property or rules and requirements no longer applied.

Commissioner Murphy asked if the city is ever requested by the residents to register a complaint with the Fair or University.

Mr. Moretto explained that these jurisdictional issues can be complicated and gave a scenario between homes located on opposite sides of Roselawn and where a resident would lodge a complaint for noise. Likewise it is difficult between Falcon Heights and the Fair or the University.

Council Liaison Harris added that the residents can work with the city and City Council which has more influence and which has changed the proposed developments by the University in the past.

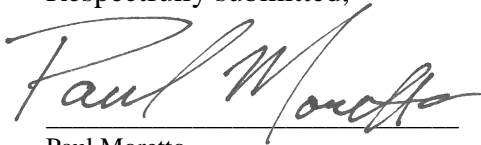
Information and Announcements:

No information or announcements were made.

Community Forum: None

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Paul Moretto
Community Development Coordinator

Emily Schafer
Chair – Planning Commission