

**City of Falcon Heights
City Hall
2077 W. Larpenteur Avenue**

**Minutes - Planning Commission
Tuesday, March 27, 2018
7:00 p.m.**

A: CALL TO ORDER: The meeting was called to order by Commission Vice Chair Stemper at 7:00 pm.

B: ROLL CALL:

Present: Commissioners: Sunderland, Stemper, Williams, Murphy

Staff Liaison: Moretto

Council Liaison: Miazga

Absent: Larkin, Samatar, Kotelnicki

C: APPROVAL OF MINUTES.

The minutes of February 27, 2018 meeting of the Planning Commission were approved.

D. HEARINGS

1. Variance Request – 1454 Roselawn

- a. The owners of the property located at 1454 Roselawn request a variance from the city of Falcon Heights zoning code to tear down and rebuild the detached garage on the existing foundation, for front setback and impervious surface. The current garage setback is out of compliance at 20 feet but has been grandfathered due to the pre existence of the garage prior to the establishment of the current setback code. The front setback code requires a 30 foot setback.
- b. The City of Falcon Heights staff has determined based upon a calculation of impervious surface of the existing structures, and hard surfaces that the property is in compliance with city code.
- c. The Planning Commission heard arguments from the owners John and Kris Robertson-Smith who presented a well prepared, thorough and

thoughtful presentation detailing the replacement of the garage with a similar structure.

d. Commissioner Murphy introduced a motion to approve the variance request as presented. The motion was seconded by Commissioner Sunderland and approved by unanimous vote.

2. PUD Amendment request– 1750 Larpenteur (The Hendrickson)

a. An updated amendment request was introduced to the Planning Commission by Paul Moretto to allow for revised plans on file. Moretto stated that it is hoped that this current amendment marks a final iteration of the PUD application and that documents on file include: site plan, elevations plan, grading, drainage, utility plan, and landscaping plan. The application request calls for a public hearing on the requested amendment to the PUD at 1750 Larpenteur Ave W and a request for approval of the CODE TEXT AMENDMENT (PUD) to the city Council. (plans and documents are available for review at the Falcon Heights City office.

b. The public hearing notification announcement letter was drafted and sent as required to all owners within 500 feet of the proposed development and was published in the Roseville Review.

c. The hearing for the amendment request was opened by the Commission Vice Chair Stemper. Paul Moretto introduced the amendment request and the key issues to be addressed by the Planning Commission.

Representatives from project consultants Jeff Shuller, Firm Ground Architects and engineers, Peter Austin from Kelly Brothers, Trevor Gruys, Civil Loucks Engineers, Chris from Weiss, discussed the important points of the project concerning the amendment request.

Paul Moretto stated that city staff held a meeting with The Fire marshal, the building inspector and the architect for the Hendrickson. In reference to a letter dated March 9, 2018, the City of Falcon Heights Fire Marshal Michael Poeschl outlined three concerns for the Hendrickson project:

1. that the eastern access road be expanded and the turning radius be increased from the current 20 ft to 30 feet to allow greater access from Larpenteur
2. that the fresh air intake vault currently located on the east wall of the southeast corner of the building be moved to allow for secure access to the east location of the property.
3. that a fire hydrant be located somewhere in a southeast location of the property to provide for a secure supply to the underground garage and the rear half of the structure.

d. The commissioner questions following the closing of the open hearing were:

- where will the vent on the southeast corner be located
- problems concerning running a water line to the back of the building for an additional fire hydrant.

- how important is the rear fire hydrant in the Fire Marshall's approval.
- are there any other properties in Falcon Heights with similar issues
- can the commission approve the proposed amendment without satisfying the Fire Marshal's request for a southwest located fire hydrant

Paul Moretto introduced the idea of a 5% variance for additional future requests so that a hearing not be required before the commission.

e. Paul Moretto restated the amendments under consideration for commission approval and to be passed by the Planning Commission to include:

1. The expansion of the drive turning radius and access road to 30 feet
2. The fresh air intake be moved to the south wall of the structure on the southeast corner of the building
3. That the issue of locating the fire hydrant in the southeast corner of the property not be required and be deferred to the city council.

Commissioner Stemper moved that the council approve the amendments as introduced, and seconded by Commissioner Williams. The motion failed by a vote of two in favor (Williams, Stemper), one opposed (Sunderland), and one abstention (Murphy).

f. Commissioner Murphy requested discussion of the fit of the four story Hendrickson project into the Comprehensive Plan of the City of Falcon Heights.

g. The proposed request for approval was re-introduced and discussion followed . A new motion was made providing for satisfaction of items 1, 2, and 3 as stated above which suggested that this approval and recommendation be sent to the city council for approval with the recommendation that additional information be gathered from the Fire Marshall to provide needed clarity on the installment of the fire hydrant in the southeast area of the property.

Commissioner Sunderland offered a motion to approve the requested amendment as stated above. The motion was seconded by Commissioner Williams. The commission approved the motion by a vote of three in favor (Stemper, Williams and Sunderland) and one abstention (Murphy)

* Commissioner Sunderland has included with the minutes a copy of the relevant Minnesota State Building Code reference for fire hydrant access for fire sprinkled buildings without discussion. This was not available or referenced at the time of the Planning Commission hearing.

E. AGENDA

No agenda items introduced.

E. INFORMATION AND ANNOUNCEMENTS

Paul Moretto introduced the idea of creating sub-committees within the Planning Commission for the purpose of looking at grant opportunities that benefit Falcon Heights future projects and interests.

F: ADJOURNMENT: The meeting was adjourned at 7:58 p.m.

*** 507.5.1 Where required.**

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (91.5 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 400 feet (122 m).
2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the threshold for requiring on site fire hydrants and mains shall be increased to 400 feet (122 m).
- 3. For Group R-3 buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3, the threshold for requiring on site fire hydrants and mains shall be increased to 600 feet (183 m).**

507.5.1.1 Hydrant for standpipe systems.

Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 m) of the fire department connections.

Exception: The distance shall be permitted to exceed 100 feet (30 m) where approved by the *fire code official*.