

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

**Minutes - Planning Commission
Tuesday, May 29, 2018
7:00 p.m.**

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

B: ROLL CALL:

Present: Larkin, Stemper, Kotelnicki, Williams, Samatar, Murphy, Sunderland

Staff Liaison: Thongvanh, Moretto

Council Liaison: Miazga

Absent: None

C. APPROVAL OF MINUTES for April 24, 2018

Tabled

D. HEARING: 2040 Comprehensive Plan Recommendations – WSB

Employees Kurt Berringer and Eric Zweber of WSB presented information concerning the current draft of the City of Falcon Heights comprehensive plan. The plan consists of seven areas of focus.

The Chair opened the floor for public comments. The following residents of Falcon Heights presented comments to the committee:

Leslie Everett, University of Minnesota Agronomist, Tatum Ave. The city should not change the zoning land use designations of U of M property on Larpenteur from research fields to mixed use designations. The city should focus on attainable goals of building community.

Mark Acierno, Tatum St. 40 year resident of Falcon Heights. A lot of time spent on U of M land and how the city will use the land. Citizens of Falcon heights want open space and Urban Rural feel. Contradicts with city intention to fill in

open areas with development. Objects to strip mall on Larpenteur. Wants to retain visual open space along corridors. Do not have downtown center. No real possibility to create this. Concerned about filling in all open space at all cost. Citizens happy with city the way it is.

Lois Brown, U of M researcher. Uses open plots for research. Lives in Falcon Heights. Supports retention of research plots. Enjoys and supports walking and bicycling along city streets. Wants underground parking.

Shirley Ryder, Chair Community Engagement commission. Concerned about notification of citizens and process of citizen involvement in process. Commented that city is not doing a good enough job of involving community in process.

Gary Kwong, Fair Housing involvement. Comment that it is not clear of the process. Concerned about designation of properties north of Questwood targeted for high density housing. Concerned about city communication about the process and community involvement. Objects to strip malls. Questioned changing zoning of properties without consent of owners of those properties.

Les Rogers, Tatum St. Average citizen of Falcon Heights. Not aware of Comprehensive Plan. Not aware of Hendrickson project. Concerned about mixed use designation of Larpenteur Ave. enjoys openness of Larpenteur Ave. Wants better communication with residents.

Dennis Lienke, Fairview Ave. Retired from U of M. concerned about the development of U of M Minneapolis campus. Concerned about height of new buildings in Mpls and the loss of human scale. Referenced book "A Pattern Language", Christopher Alexander. Moved to Falcon Heights because of openness of area. Concerned about re-designation of U of M property zoning and use.

E. AGENDA

1. Discussion of 2040 Comprehensive Plan

Commissioner Kotelnicki, wants to see more community engagement from rental property tenants in Falcon Heights. Discussed affordable housing aspect of Comp Plan.

Commissioner Samatar, wants more citizen involvement. Addressed staff and asked how to facilitate more citizen involvement.

Commissioner Murphy, questioned mixed use map of Larpenteur Ave. and how re-designation of zoning use came about. Expressed concern about the Hendrickson project. Feels that the Hendrickson project is a mistake and that not enough information was provided to Planning Commissioners during the advice and consent process. Questioned the process of proposals that utilize PUD designations to circumvent the Planning Commission process. Expressed concerns about developers control of the development process with the City of Falcon Heights.

Commissioner Sunderland, addressed and supported Commissioner Murphy's concerns about the process. Expressed concerns about how quickly the process has moved forward without enough information disseminated to community, and University. Concerned about lack of input from the various aspects of community. Expressed concerns about the development of the Comprehensive Plan without the involvement of the diverse aspects of the community and stake holders in the process of completing the Comprehensive Plan. Concerned about the speed at which the draft process has moved forward without input from the Planning Commission.

Council member Miazga asked if the timeline for completing the Comp Plan could be slowed down. WSB commented that presenting the draft to the council on the June 13th council meeting was to allow the council to vote on distributing the document to the public for public review and comment over the following six months as required by the Met Council.

City Administrator Thongvanh commented that the Planning Commission can make modifications and present those to the City Council. If the Planning Commission and the City Council feels that there needs more community involvement that those concerns can be presented to staff. At any time community members can email Falcon Heights staff with comments and concerns.

Commissioner Stemper addressed the question of how the new map designating lands along the Larpenteur corridor as mixed use came about. He offered that changing the designation to mixed use in the 2040 Comp Plan from the prior 2030 Comp Plan was an effort to align the map designations with what was written in the 2040 Comp Plan in the economic development section text.

Discussion of future vision followed focusing on commercial development vs vision maintaining open space. There was concern that there may be a conflict of values for future vision of Falcon Heights.

Environmental and Sustainability portion of Comp Plan have to be reviewed and drafted.

Planning Commission is tasked with informing the City Council with changes to the Comp Plan, the need for more open houses, or any other input concerning the completion of the plan or the process of facilitating more community involvement.

2. Motion introduced to recommend to City Council to distribute the draft of the 2040 Comp Plan to the community for review.

Motion passed by unanimously.

F. INFORMATION AND ANNOUNCEMENTS

Administrator Thongvanh informed the Commission that there is a land use designation for University property P1/R1 that should be reviewed.

G. ADJOURN

Adjourned at 9:50