

City of Falcon Heights Planning Commission

City Hall
2077 W. Larpenteur Avenue

Tuesday, October 23, 2018
7:00 p.m.

A G E N D A

A. CALL TO ORDER: 7:00 p.m.

B. ROLL CALL: Chair Larkin _____ Samatar _____
 Murphy _____ Stemper _____
 Williams _____ Kotelnicki _____
 Sunderland _____
 Council Liaison Miazga _____ Staff Liaison Markon _____

C. APPROVAL OF MINUTES - July 24, 2018, October 3, 2018

D. INFORMATION AND ANNOUNCEMENTS

E. ADJOURN

F. WORKSHOP

1. Recap of September 25, 2018 open house for comprehensive plan
2. Joint meeting and discussion with Environment Commission regarding comprehensive plan

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
City Hall
2077 W. Larpenteur Avenue**

**Minutes - Planning Commission
Tuesday, July 24, 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, Samatar, Williams, Murphy, Sunderland, Stemper

Staff Liaison: Thongvanh

Council Liaison: Miazga

Absent: Kotelnicki

C. APPROVAL OF MINUTES for June 26, 2018

Approved by unanimous consent.

D. AGENDA

1. Discussion: How To Engage The Community On The Comprehensive Plan
 - a. Chair Larkin asked about including information in the Falcon Heights web newsletter to inform the community about the Comprehensive Plan community engagement.
 - b. Commissioner Williams suggested that the Night to Unite block parties could be a good opportunity to engage neighbors.
 - c. Council Member Miazga summarized the methods of contacting the public concerning the Comp Plan: Falcon Heights Facebook page, weekly Falcon Heights newsletter, other commissions informing people, flyers and article in the Roseville Review and Park Bugle.
 - d. Chair of the Engagement commission Shirley Reider suggested that the two commissions should be coordinating their efforts in engaging the community.

- e. Commissioner Murphy suggested Falcon Heights hold additional community meetings to continue to engage the community in the scope of the Comp Plan.
- f. Chair Larkin suggested that Ryan be tasked with summarizing the Comp Plan in an effort to encourage an easier read of the scope of the plan and have a document that can be shared with other commissions.
- g. The Planning Commission has scheduled September 25th for an open meeting to engage and discuss the Comp Plan with attendees at City Hall.
- h. The sections of the Comp Plan are assigned as follows:

Sunderland	<ul style="list-style-type: none"> I. Background <ul style="list-style-type: none"> 1. Purpose and Scope 2. Vision and Objectives 3. The City of Falcon Heights 4. Demographics, Assumptions and Projections 5. Community Input and Plan Process
Samatar (Kotelnicki)	<ul style="list-style-type: none"> II. Housing <ul style="list-style-type: none"> 1. Introduction 2. Existing Affordable Housing 3. Future Affordable Housing
Larkin	<ul style="list-style-type: none"> III. Land Use
Miazga	<ul style="list-style-type: none"> 1. General Land Use in Falcon Heights <ul style="list-style-type: none"> 2. The Larpenteur and Snelling Corridors 3. Neighborhoods 4. Commercial/Business Areas 5. Agricultural and Institutional Lands
Murphy	<ul style="list-style-type: none"> IV. Community Systems and Services <ul style="list-style-type: none"> 1. Parks and Open Spaces 2. Other Community Facilities and Services
Williams Stemper	<ul style="list-style-type: none"> V. Protecting Special Resource <ul style="list-style-type: none"> 1. Natural Resources 2. Historic and Cultural Resources VI. Economic Development VII. Implementation <ul style="list-style-type: none"> 1. Land Use 2. Zoning and Subdivision Ordinances 3. Housing 4. Storm Water Management Plan 5. Capital Improvements Program

- i. Discussion of changes in Land Use map concerning the Larpenteur corridor in regard to P1 designation vs Mixed use. Community feedback was referenced and a chronology of Falcon Heights City Council decision process.

Current draft reflects P1 designation for University owned lands along the Larpenteur Corridor.

E. INFORMATION AND ANNOUNCEMENTS

1. Chair Larkin wishes to thank Commissioner Sunderland for his article addressing the Comprehensive Plan and community participation in the process that was published in the Roseville Review.
2. Chair Larkin also wishes to thank Commissioner Williams for his efforts in creating a brochure to be used at the Ice Cream social to inform the public about the Comprehensive Plan and encourage questions and participation in the draft process.
3. Ryan was introduced to the commission who will fill the role of Paul Moretto on an interim basis. Ryan works for WSB and has experience with community planning.
4. The Ice Cream social has been rescheduled tentatively for August 14th.

F. ADJOURN

Adjourned at 8:52 pm

John Larkin, Chair

Dated this 24th day of July, 2018

Steve Sunderland, Secretary

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

**Minutes - Planning Commission Special Meeting
Wednesday, October 3, 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, Kotelnicki, Stemper, and Williams

Council Liaison: Miazga

Staff Liaisons: Krzos and Markon

Absent: Murphy, Samatar, and Sunderland

D. PUBLIC HEARING

1. Variance Application from 1411 Larpenteur Ave

Chair Larkin invited the applicant, Carl Richardson, 1411 Larpenteur Ave, to the podium to discuss his proposed project. Mr. Richardson shared that after moving in a year ago, began thinking about his yard. They wanted to develop a space to host people and events for a nice space to gather with some privacy. The request is for a fence to have screening to block bright lights from the neighboring business.

Larkin asked for clarification about the location of the fence. Mr. Richardson noted that the fence will not run along the entire backyard, but only about half of the east side and up to the pergola. There was further clarification about the continuous height of the fence, which will be eight feet for the entire fence and level along the top.

Krzos summarized the staff report and what the commission would be acting on. Because of the unique topographical features of the fence, a variance is warranted. He reiterated that the planning commission approve a motion recommending approval of the variance, which the City Council would consider at the October 10 meeting.

Chair Larkin opened the public hearing.

There were no further comments.

Chair Larkin closed the public hearing.

Kotelnicki moved, Stemper seconded to recommend approval of the variance for 1411 Larpenteur Ave; motion carried.

E. INFORMATION AND ANNOUNCEMENTS

Deborah Alexander, 1700 Albert St N, addressed the Planning Commission regarding the dry cleaners and further discussion about greater information regarding property changes in the city. Larkin clarified that during the comprehensive plan planning, the Commission did not recommend any changes to the existing zoning along Larpenteur Ave between Snelling and Hamline.

Ms. Alexander asked for clarification for increased density and well-designed affordable housing and aging in place. Councilmember Miazga noted that there are limited changes to land use because of the lack of developable land and that the city does have the ability to control land use changes during the planning commission process.

Ms. Alexander reiterated that she would like to see more information from the city. Krzos shared that the city does not become involved in private real estate discussions unless there is a proposal for different use. Kotelnicki shared that the Ramsey County GIS services is the best way to research property ownership.

Miazga asked for clarification about changes to land use. Krzos noted that any changes regarding rezoning do require a public hearing noticed published in the Roseville Review and a letter mailed to nearby property owners. Williams asked about information published online, and Markon noted there is a page on the Planning Commission section of the website where public hearing notices are added.

F. ADJOURN

Adjourned at 7:40 PM.

John Larkin, Chair

Dated this 23rd day of October, 2018

Justin Markon, Recorder