

City of Greenfield
7738 Commerce Circle
Planning Commission Regular Meeting Minutes
August 14, 2024
7:00 p.m.

1. **Call Meeting to Order**

Vice-chair Jones called the meeting to order at 7:00 pm

2. **Pledge of Allegiance**

The pledge was recited.

3. **Roll Call**

Commissioners present: Alholinna, Jeska, Jones

Commissioners absent: Perry

City Staff Present: City Planners Brad Scheib and Kendra Ellner, and Zoning Administrator Daniel Van Holland

4. **Approval of Agenda**

MOTION by Alholinna to approve the agenda as presented, seconded by Jeska. All voted in favor. Motion carried 3-0.

5. **Approval of Minutes of the June 11, 2024, Planning Commission Meeting**

MOTION to approve by Jeska, seconded by Alholinna. All voted in favor. Motion carried 3-0

6. **ADU Implementation Process**

Ellner walked through the current version and progress on the ADU ordinance. Ellner presented a proposed minimum and maximum size for ADUs. Jeska expressed concerns with the minimum size being too small. Staff indicated these could be increased. Ellner further presented a self-service density analysis form for residents to determine their ADU eligibility. Ellner discussed the plan for further public engagement. The Commission reviewed the draft ordinance. Jones expressed concerns regarding the use of accessory setbacks for ADUs over primary structure setbacks. The current version and Commissioner comments will be forwarded to the City Council. **No action taken.**

7. **General Updates**

Van Holland and Scheib provided the Commission with updates regarding Commissioner Kohnen's resignation from the Commission, the Met Council's current comprehensive planning process, and potential upcoming proposals.

8. **Adjourn**

MOTION to adjourn by Alholinna, seconded by Jeska. All present voted in favor. Motion carried 3-0. The meeting was adjourned at 7:56 p.m.



Attest: Daniel Van Holland, Zoning Administrator



Chair Brek Perry