

GREENFIELD PLANNING COMMISSION MINUTES
December 13, 2022

The Planning Commission of the City of Greenfield, Hennepin County, Minnesota, met in regular session on Tuesday, December 13, 2022, at 7:00 p.m. in the council chambers at 7738 Commerce Circle.

1. Call meeting to order

Chair Alholinna called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll call

Members Present: Chair Jared Alholinna. Commissioners Loren Harff, Brek Perry, Ben Bidne and Julie Jones

City Staff present: City Administrator Margaret Webb and City Planner Brad Scheib

4. Approval of Agenda

MOTION by Perry seconded by Bidne to approve the agenda. All voted in favor. Motion carried 5-0.

5. Approval of Minutes of the November 9, 2022, Planning Commission Meeting

MOTION by Perry, seconded by Jones to approve the minutes as amended. All voted in favor. Motion carried 5-0

6. Consideration of Zoning Text Amendment for a Dog Training (therapy based) Facility

A. Scheib presented both parts of the project up front and then will ask the commission to consider two actions separately. 1. Dog Training facility zoning amendment. The amendment to the zoning code to enable the use. The use is allowed a primary use with a conditional use permit, however, does not allow residency. The use would include commercial kennel like facilities, therapy services/training areas, offices, conference room, grooming/cleaning rooms. A care/vet area and an outdoor dog run. 2. Request for a Conditional Use Permit.

Kevin with KLN Brands explained that they sponsored Rocket, a service dog, at the masonic hospital for children, and was such a positive experience that they wanted to offer this service and the Greenfield building was the perfect fit for the space. They want to build it right and be good stewards of the community.

B. Public Hearing Zoning Text Amendment: MOTION by Perry, seconded by Jones to open public hearing. All voted in favor. Motion carried 5-0. No comments. MOTION by Harff, seconded by Bidne to close the public hearing. All voted in favor. Motion carried 5-0

Discussion

Harff asked about noise? Scheib noise is controlled through the nuisance ordinance and controlled by the CUP. This will be enforced through the zoning code. Jones concerns of noise regarding the training of animals outside. Perry explained his experience with training service

dogs: most training is done indoors. Alholinna asked Scheib to go over the zoning amendment one more time. Jones asked how do you treat animal waste before entering storm pond? Scheib there is a required plan to be approved. Harff asked if this would start a precedent allowing living quarters in accessory buildings? Scheib responded with this is only industrial not in residential. Perry suggested re-wording to dog training in general not specifically therapy based.

Recommendation to City Council

MOTION by Perry, seconded by Harff to approve with amendment amending the use table striking therapy and adding performance standards. All voted in favor. Motion carried 5-0.

7. Consideration for a Conditional Use Permit (CUP) for 7600 69th Ave N

A. Staff Report: Scheib went through the conditions of approval for the CUP. Conditional use permit runs with the land and does not have an end date.

B. MOTION by Harff, seconded by Jones to open public hearing. All voted in favor. Motion carried 5:0. No Comments. MOTION by Harff, seconded by Bidne to close the public hearing. All voted in favor. Motion carried 5:0

Discussion

Scheib went over all conditions. Adding to condition #1: dog care /boarding, and removing from condition #1: therapy

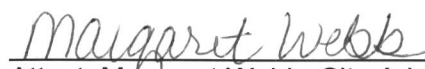
MOTION by Harff, seconded by Perry to approve CUP with amendments. All voted in favor. Motion carried 5:0.

8. Updates – January planning commission meeting – Crimson Woods has changes to the plat that will require a variance.

Webb announced: this is Loren Harff's last meeting and thanked him for his many years of service on the planning commission and his many years of dedication to the City. Ben Bidne has agreed to continue to serve until his replacement can be found.

9. Adjourn

MOTION by Harff, seconded by Perry to adjourn. All voted in favor. Motion carried 5-0. Meeting adjourned at 8:23 p.m.


Attest: Margaret Webb, City Administrator


Chair Jated Alholinna