

GREENFIELD PLANNING COMMISSION MINUTES

June 13, 2023

The Planning Commission of the City of Greenfield, Hennepin County, Minnesota, met in regular session on Tuesday, June 13, 2023, at 7:00 p.m. in the council chambers at 7738 Commerce Circle.

1. Call meeting to order

Vice-Chair Perry called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll call

Members Present: Vice-Chair Perry, Commissioners Jeska, Jones, and Kohnen

City Staff present: City Administrator Margaret Webb, City Planner Brad Scheib, and Councilmember Mark Workcuff

4. Approval of Agenda

MOTION by Jeska seconded by Jones to approve the agenda. All voted in favor. Motion carried 4-0.

5. Approval of Minutes of the May 9, 2023 Planning Commission Meeting

MOTION by Jones, seconded by Kohnen to approve the minutes of May 9, 2023. All voted in favor. Motion carried 4-0

6. Amendments to Sections 152.006 Definitions and 152.050 Zoning Districts

A. Staff Report: Scheib explained the noted proposed changes to the Sections. As part of the 2021 zoning update setbacks were established which did not account for the unique needs of the sewer, riparian lots. Staff is proposing an amendment to the code to reduce the front and side yard setback requirements for the sewer, riparian lots in the R-1 District and provide clarification on interpretation of the front yard (street side) setbacks.

MOTION by Jones, seconded by Jeska to open the public hearing. All voted in favor. Motion carried 4-0.

Craig Smeby, 6485 North Shore Drive asked do you have to have a survey done to build a garage? Scheib said yes, that is standard for all lots not just the properties in this district. Setbacks are measured from the property line or roadway easement. Joey Larson, 6525 North Shore Drive thanked staff for looking at the big picture when considering setbacks in this district. MOTION by Jeska, seconded by Kohnen to close the public hearing. All voted in favor. Motion carried 4-0.

Discussion: Jones asked for clarification on front yard setbacks.

MOTION by Jeska, seconded by Jones to recommend to council to amend the zoning code as follows: 1) section 150.006 Definitions as noted in the staff report dated June 05, 2023; and 2) section 152.050 Zoning Districts Subpart (D) Dimension standards to modify the following setback standards for sewer riparian lots in the R-1 District: Front yard setback: 25' minimum setback or an average setback based on the mean minimum setback of built structures on adjacent lots whichever is less. In no cases shall setbacks be less than 20'; and side yard setback: 5'. Kohnen thought that option B was a cleaner version. Discussion continued regarding non-conforming

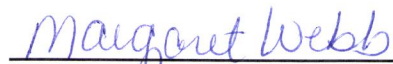
lots. The recommendation to council minimizes the amount of non-conforming lots. All voted in favor. Motion carried 4-0.

7. Discussion on ADU's (Accessory Dwelling Units)

This discussion was continued on from the May 9, 2023 Planning Commission meeting. The City Council has requested staff and the Planning Commission review this topic. Staff introduces the topic and put a work plan together for addressing the topic. The planning Commission discussed the pros, cons, and a plan moving forward. The commission will work with staff to come up with questions to pose in an online survey and continue discussion in July.

8. Adjourn

MOTION by Jones, seconded by Kohnen to adjourn. All voted in favor. Motion carried 4-0. Meeting adjourned at 8:21p.m.



Attest: Margaret Webb, City Administrator


Chair Jared Alholinna