

**City of Falcon Heights
City Hall
2077 Larpenteur Avenue West**

**Minutes
Planning Commission Meeting Workshop
Tuesday, April 26, 2022
7:00 PM**

A. CALL TO ORDER:

The meeting was called to order at 7:00 PM.

B. ROLL CALL:

Present: Wilson, Philips, Gerich, Paynter, Wassenberg

Absent: Larkin, Mogen

Liaison: Council Wehyee

Present Staff Liaison: Moretto

C. APPROVAL OF MINUTES:

None

The minutes were not pres

D. PUBLIC HEARING

1. None

E. NEW BUSINESS

1. Sketch of Proposal at 1407 Larpenteur

a. Discussion:

The commission reviewed a sketch of a proposed townhome development on 1407 Larpenteur Avenue where the Get Pressed Martinizing location formerly operated. The plan calls for a rezoning, comprehensive plan change, and flexibility in design.

Staff liaison Moretto presented the staff report which included two (2) six-unit townhomes similar to those on Arona Street near California Avenue. Total density would be 24 dwelling units per acre. Staff requested informal review of the sketch plan.

The commission was generally in favor of the townhome concept presented. Considerations for a change of layout, increased greenspace, additional on-site parking, increased setbacks, and a possible unit reduction would increase favorability.

The applicant would need to formally apply for a rezoning, comprehensive plan amendment, and possibly a PUD for this concept to be feasible.

2. Rezone and New Project at Gibbs Farm

a. Discussion:

The Gibbs Farm is owned by the Ramsey County Historical Society and not Ramsey County. As such they are required to be rezoned from P-1 to a use deemed appropriate by council. Staff recommends B-2 with a Museum CUP. The commission agreed and that a hearing should be held to establish the rezoning.

F. ANNOUNCEMENTS

1. N/A