

# City of Falcon Heights Planning Commission

City Hall  
2077 Larpenteur Avenue West

## AGENDA

Tuesday, February 28, 2023  
7:00 p.m.

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Scott Wilson \_\_\_\_  
Joel Gerich \_\_\_\_  
Jim Mogen \_\_\_\_  
Jake Anderson \_\_\_\_  
Laura Paynter \_\_\_\_  
VACANT  
VACANT  
Council Liaison Wehyee \_\_\_\_  
Staff Liaison Lynch \_\_\_\_
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES  
1. January 24, 2022
- E. PUBLIC HEARING  
1. Subdivision of Community Park Land
- F. NEW BUSINESS  
1. Comprehensive Plan Review
- G. INFORMATION AND ANNOUNCEMENTS  
1. Staff Liaison Report  
2. Council Liaison Report
- H. ADJOURN

*Next regular meeting date: March 28, 2023*

**CITY OF FALCON HEIGHTS**  
Regular Meeting of the City Planning Commission  
City Hall  
2077 West Larpenteur Avenue  
MINUTES  
January 24, 2023 at 7:00 P.M.

A. **CALL TO ORDER:** 7:00 P.M.

B. **ROLL CALL:**

Scott Wilson <u>  X  </u>	Scott Philips <u>    </u>
Laura Paynter <u>  X  </u>	Jim Mogen <u>    </u>
Joel Gerich <u>  X  </u>	VACANT
VACANT	

Council Liaison Wehyee       
City Administrator Linehan   X    
Staff Liaison Lynch   X  

C. **APPROVAL OF AGENDA**

Paynter motion to approve agenda; approved 3-0

D. **APPROVAL OF MINUTES:**

Paynter motion to approve December 27<sup>th</sup>, 2022 minutes; approved 3-0

E. **PUBLIC HEARING**

None

F. **NEW BUSINESS**

1. Officer Position Nominations
  - a. Paynter nominates Scott Wilson for Chair
  - b. Wilson nominates Laura Paynter for Vice Chair
  - c. Paynter nominates Joel Gerich for Secretary
  - d. Paynter motion to approve officer positions as nominated; approved 3-0
  
2. Adopt the Standing Rules

a. Wilson motion to approve standing rules; approved 3-0

3. 2023 Schedule is noted as planned

4. Licensing of Business Selling Cannabinoid Products

Staff Liaison Lynch introduced the draft ordinance developed by the subcommittee, which is modeled after the city of Elk River's. Subcommittee acknowledged that ongoing state legislative changes may require the Commission to revisit this ordinance in the future.

Paynter motion to send to city council; approved 3-0

5. Discussion – 2023 Priorities

Discussed need for comprehensive plan review and update. Agreed to form subcommittee and outline goals at the February meeting. Also discussed Larpenteur corridor plan and possible need to form a separate subcommittee for that effort. Staff Liaison Lynch discussed the need to address code and enforcement on an as-needed basis as issues come up through the year.

6. Discussion – Community Park

City Administrator Linehan outlined the ongoing discussions between the city and the University of Minnesota regarding the purchase of Community Park by March. To start the process, the lot will need to be split. The first step requires an informal review by the Planning Commission. The second step will be a survey, a public hearing at the February Planning commission meeting, and then to City Council for approval. Linehan pointed out that the lot will be slightly larger than in the historical lease language and would remain zoned P1. Paynter commented that the Commission may want to simplify the procedure for this process moving forward. Linehan also discussed the City's preliminary plans for the future of the Park, including demolition of the main building in 2023 and reconstruction of the northern portion of the park in 2024.

## **G. INFORMATION AND ANNOUNCEMENTS**

Staff Liaison Lynch reminded Commissioners to expect full agendas at the February and March meetings.

Update on the multiple vacant Commission seats and efforts to attract candidates to fill them.

## **H. ADJOURN 7:28 P.M.**



## ITEM FOR DISCUSSION

<b>Meeting Date</b>	February 28, 2023
<b>Agenda Item</b>	E-1
<b>Attachment</b>	See below
<b>Submitted By</b>	Hannah Lynch, Community Development Coordinator

<b>Item</b>	Public Hearing to Consider the Subdivision of Community Park Land
<b>Description</b>	<p>The City is in the process of purchasing the northern 15.5 acres of PIN 162923320057 from the University of Minnesota. This land is the home of Community Park, which the City has leased from the U of M since 1973. With the lease expiring in 2024, both parties have interest in the City acquiring the property permanently so that we may rebuild the building at Community Park, which has fallen in to a state of disrepair.</p> <p>To facilitate the sale, the land needs to be subdivided. The process for subdividing existing lots is outlined in FHMC Sec. 109-26 – Dividing Existing Lots. A public hearing must be held by the Planning Commission before submitting a report summarizing recommendations and rationale to City Council. As part of the process for advertising a public hearing, staff is required to notify all properties within 350’ of the exterior boundary of the subject property, however as a general rule, the city notifies all properties within 500’ of the exterior boundary of the subject property. In addition, a notice of the time, place, and purpose of the hearing must be published in the official city newspaper at least ten days prior to the date of the hearing.</p> <p>The proposed subdivision and purchase of land is in conformity with the City of Falcon Heights Comprehensive Plan which was adopted by City Council in January 2020, as resolved by the Planning Commission in October 2022.</p>
<b>Budget Impact</b>	None.
<b>Attachment(s)</b>	<ul style="list-style-type: none"> <li>• City Code Sec. 109-26</li> <li>• Resolution 22-49</li> <li>• Community Park Subdivision Application</li> <li>• Legal Description of Property</li> <li>• Informal Sketch of Subdivision</li> <li>• Letter to Nearby Properties About Public Hearing – within 500’</li> <li>• List of Nearby Properties Notified About Public Hearing – within 500’</li> <li>• Copy of Notice Advertised in the Pioneer Press, published February 16 and 18, 2023</li> </ul>

<b>Action(s) Requested</b>	Staff requests the Planning Commission hold a public hearing to consider the subdivision of Community Park land and hold a vote to recommend the subdivision to City Council.
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**Sec. 109-26 - Dividing existing lots**

(a) *Procedure for dividing existing lots.*

- (1) *Preapplication.* Prior to the filing of an application for conditional approval of the proposed subdivision of an existing tract of land, either by division of an existing lot, or metes and bounds description of an existing tract, the subdivider shall submit to the city council plans and data provided in section 109-25(a)(1). This step does not require formal application, fee or filing of plat with the city council.
- (2) *Submission of sketch plans.* Such sketch plans will be considered as submitted for preliminary and informal discussion between the subdivider and the planning commission. Submission of a subdivision sketch plan shall not constitute formal filing of a plat.
- (3) *Conformity to design standards; modifications.* As far as may be practical on the basis of a sketch plan, the planning commission will informally advise the subdivider as promptly as possible of the extent to which the proposed subdivision conforms to the design standards of this chapter and will discuss possible plan modifications necessary to secure conformance.

(b) *Conditional approval.*

- (1) *Preliminary survey; supplementary material.* On reaching conclusions informally as recommended above regarding his or her general program and objectives, the subdivider shall cause to be prepared a preliminary survey, together with improvement plans and other supplementary material as specified in section 109-27.
- (2) *Submission of material; application.* Six copies of the preliminary survey and supplementary material specified shall be submitted to the administrator with written application for conditional approval together with an application fee for such submittal at least 14 days prior to the planning commission meeting at which it is to be considered.
- (3) *Engineering report.* The engineering consultant shall submit his or her written report concerning the engineering aspects of the project to the planning commission at least seven days prior to the meeting at which the plat is to be considered.
- (4) *Compliance report.* The planning consultant shall examine the plat for compliance with this chapter and other ordinances of the city and the city's comprehensive plan and shall submit a written report to the planning commission at least seven days prior to the meeting at which the plat is to be considered.
- (5) *Public hearing.* A public hearing shall be held by the planning commission after the filing of the preliminary survey. This hearing shall be held if possible, at the next regularly scheduled meeting of the planning commission. A notice of the time, place, and purpose of the hearing shall be published in the official city newspaper at least ten days prior to the date of the hearing. In addition, the city shall notify, in writing, the subdivider and each owner of affected property and property situated wholly or partly within 350 feet of the exterior boundary of the subject property.

- (6) *Recommendation report.* After consideration of all hearings, reports, comments, and suggestions, the planning commission shall within 30 days after the public hearing submit to the city council, in writing, a report summarizing its recommendations and rationale concerning the preliminary survey. Copies of the engineer's and planning consultant's reports shall also be forwarded to the city council along with the preliminary survey and application.
  - (7) *Approval; disapproval.* Following review of the preliminary survey and other material submitted for conformity thereof to the existing regulations and ordinances of the city, and negotiations with the subdivider on changes deemed advisable and the kind and extent of improvements to be made by him or her, the council shall, within 30 days, act thereon as submitted or modified, and if approved, shall refer the preliminary survey to the planning commission for its approval or disapproval, and if disapproved, the planning commission and city council shall express its disapproval and the reasons therefor.
  - (8) *Action of city council noted.* The action of the city council shall be noted on two copies of the preliminary survey, referenced and attached to any conditions determined. One copy shall be returned to the subdivider and the other retained by the city council.
  - (9) *Conditional approval not indicative of final approval.* Conditional approval of a preliminary survey shall not constitute approval of the final survey. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary survey as a guide to the preparation of the final survey which will be submitted for approval of the city council and for recording upon fulfillment of the requirements of these regulations and the conditions of the conditional approval, if any.
- (c) *Final survey.*
- (1) *Conformity to preliminary survey.* The final survey shall conform substantially to the preliminary survey as approved, and, if desired by the subdivider, it may constitute only that part of the approved preliminary survey which he or she proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations.
  - (2) *Application for approval.* Application for approval of the final survey shall be submitted in writing to the city council at least 30 days prior to the meeting at which it is to be considered.
  - (3) *Final survey requirements.* Ten copies of the final survey and other exhibits required for approval shall be prepared as specified in section 109-27(b), and shall be submitted to the city council within six months after approval of the preliminary survey; otherwise such approval shall become null and void unless an extension of time is applied for and granted by the city council.
  - (4) *Public hearing; approval; disapproval.* At the discretion of the city council, a public hearing may be held. Notice of said hearing shall be published in the official city newspaper at least ten days prior to the date of the hearing. At such hearing all persons interested shall be heard and the city council may thereafter approve or disapprove the survey. Such approval or disapproval shall be given not more than 60 days after the filing of any survey with a formal request for its approval. The grounds for any refusal

to approve a survey shall be set forth in the proceedings of the city council and reported to the person applying for such approval. Surveys after approval, may then be recorded as now provided by law and further described in the city's Administrative Procedures Manual.

(Code 1993, § 9-17.03)



**CITY OF FALCON HEIGHTS  
COUNCIL RESOLUTION**

October 25, 2022

No. 22-49

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**RESOLUTION FINDING THAT THE ACQUISITION  
AND CONVEYANCE OF CERTAIN PROPERTY BY THE CITY OF  
FALCON HEIGHTS IS IN COMPLIANCE WITH  
THE CITY'S COMPREHENSIVE PLAN**

**WHEREAS**, the City of Falcon Heights ("City") is proposing to acquire certain property located at 0 6<sup>th</sup> St. N., 07<sup>th</sup> St. N., 2231 6<sup>th</sup> St. N., all in Falcon Heights, Minnesota, 55113 and consisting of a portion of County Tax Identification No. 16-29-23-32-0057 ("Property") for the continued use as a community park; and

**WHEREAS**, the acquisition of the Property has been submitted to the Planning Commission for its review and issuance of a written report of its finding pursuant to Minn. Stat. § 462.356, subd. 2; and

**WHEREAS**, the Planning Commission has reviewed the proposed acquisition of the Property as it relates to the City's comprehensive plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Falcon Heights that the City acquisition of the Property is found to be consistent with the City's Comprehensive Plan.

Approved this 25 day of October 25, 2022 by the Planning Commission of the City of Falcon Heights.

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Moved by:

Approved by: \_\_\_\_\_

Scott Wilson  
Chair, Planning Commission

Attested by: \_\_\_\_\_

Kevin Shay  
Consultant Planner



# City of Falcon Heights Planning Application

FOR INTERNAL USE:

Date received: \_\_\_\_\_

Receipt: \_\_\_\_\_

**Action Requested By:** Regents of the  
**Name of Property Owner** University of Minnesota  
**Phone (h/c)** \_\_\_\_\_ **(w)** 612.624.5899  
**Address of Property Owner** 319 15th Ave SE Ste 424, Minneapolis, MN 55455-0118  
**Name of Applicant (if different)** The City of Falcon Heights  
**Address** 2077 Larpenteur Ave W, Falcon Heights, MN 55113 **Phone** 651.792.7600

### Property Involved:

**Address** 2050 Roselawn Ave W, Falcon Heights, MN 55108  
**Legal Description** See attached description.

**Property Identification Number (PIN)** 162923320057

### Present Use of Property (check one):

- |   |  |
|---|--|
| <input type="checkbox"/> Single Family Dwelling     | <input type="checkbox"/> Business/Commercial                 |
| <input type="checkbox"/> Duplex/Two Family Dwelling | <input checked="" type="checkbox"/> Government/Institutional |
| <input type="checkbox"/> Multi Family Complex       | <input type="checkbox"/> Vacant Land                         |

### Action Requested (NON-REFUNDABLE):

- |  |  |
|--|--|
| <input type="checkbox"/> Variance (\$500.00)                     | <input type="checkbox"/> Lot Split (\$250.00)                    |
| <input type="checkbox"/> Conditional Use Permit (\$500.00)       | <input type="checkbox"/> Site Plan Review (\$100.00)             |
| <input type="checkbox"/> Rezoning, Zoning Amendment (\$500.00)   | <input checked="" type="checkbox"/> Subdivision (Fee on request) |
| <input type="checkbox"/> Comprehensive Plan Amendment (\$550.00) | <input type="checkbox"/> Other (Please Specify) _____            |

*The above Application Fees do not include any additional fees that might be required, including legal, engineering, consulting and additional City services. Applicants should meet with City Staff prior to submitting application to discuss applicable ordinances, required attachments, timelines and fees.  
 Credit card charges will incur a 3.1% + \$0.30 convenience fee.*

### Brief Summary of Request (applicant may submit letter with details of request):

The City of Falcon Heights is purchasing approximately 15.6 acres of the property located at 2050 Roselawn Ave. W  
in Falcon Heights, otherwise known as Falcon Heights Community Park. As part of this purchase, the property will  
need to be subdivided from one parcel into two. It is currently 40.55 acres.

**I certify that all statements on this application are true and correct:**

  
**Signature of Property Owner (required)**  
Leslie Krueger, AVP for Planning, Space, and Real Estate

**Date:** February 6, 2023

  
**Signature of Applicant (if applicable)**

**Date:** 2/3/23

Planning Commission meeting: _____	City Council meeting: _____	Approved <input type="checkbox"/> Denied <input type="checkbox"/>
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10 of 18

**EXHIBIT A**  
**Legal Description of Property**

The North ~~925-940~~ feet of that part of the SW 1/4 Section 16, Township 29, Range 23, lying West of the westerly line of Block 2, Falcon Woods, the westerly line of Block 5, Falcon Woods No. 2, and said westerly line extended in a southerly direction, according to the plats thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, subject to the rights of the public over any portion thereof for highways, consisting of about ~~14.5~~15.6 acres, more or less.

[To be confirmed by survey obtained by Purchaser subject to University's reasonable approval.]

**Commented [LJK6]:** This is the original legal description contained in the lease. We are adding 15 feet to the southern boundary to accommodate the existing path, which currently extends beyond the leased premises. The legal description will be confirmed by the survey.



February 14, 2023

Dear Property Owner:

You are cordially invited to a public hearing before the Falcon Heights Planning Commission for the purpose of taking public comment regarding the subdivision of an existing lot at 2050 Roselawn Avenue (Community Park).

**Tuesday, February 28, 2023**  
**7:00 p.m.**  
**Falcon Heights City Hall**

The City is in the process of purchasing the northern 15.5 acres of PIN 162923320057 from the University of Minnesota. To facilitate this sale, the existing parcel must be subdivided into two separate parcels.

During the meeting on Tuesday, February 28, city staff will present information regarding the subdivision of the land. The Planning Commission will also hear public comment and discuss before making a recommendation to City Council.

The application and other planning documents will be available upon request no later than February 24, 2023. If you have questions or comments before the hearing, you may contact City Hall at 651-792-7600 or myself directly at [hannah.b.lynch@falconheights.org](mailto:hannah.b.lynch@falconheights.org).

Sincerely,



Hannah B. Lynch  
City of Falcon Heights  
Community Development Coordinator

Address1	CityStateZIP
1937 AUTUMN ST	FALCON HEIGHTS, MN 55113
9389 PRESERVE TRL	WOODBURY MN 55125-6333
1947 AUTUMN ST	FALCON HEIGHTS, MN 55113
1954 AUTUMN ST	ROSEVILLE MN 55113-5501
1957 AUTUMN ST	FALCON HEIGHTS MN 55113-5502
1964 AUTUMN ST	FALCON HEIGHTS MN 55113-5501
1965 AUTUMN ST	FALCON HEIGHTS MN 55113-5502
1974 AUTUMN ST	FALCON HEIGHTS MN 55113-5501
1975 AUTUMN ST	FALCON HEIGHTS MN 55113-5502
1980 AUTUMN ST	FALCON HEIGHTS MN 55113-5501
1984 AUTUMN ST	ROSEVILLE MN 55113-5501
1994 AUTUMN ST	FALCON HGTS MN 55113-5501
1997 AUTUMN ST	FALCON HEIGHTS MN 55113-5502
1998 AUTUMN ST	SAINT PAUL MN 55113
2000 AUTUMN PL	ROSEVILLE MN 55113-5417
2005 AUTUMN PL	ROSEVILLE MN 55113-5417
2010 AUTUMN PL	ROSEVILLE MN 55113-5417
2011 AUTUMN PL	ROSEVILLE MN 55113-5417
2015 AUTUMN PL	ROSEVILLE MN 55113-5417
2020 AUTUMN PL	ROSEVILLE MN 55113-5417
2021 AUTUMN PL	ROSEVILLE MN 55113-5417
2025 AUTUMN PL	ROSEVILLE MN 55113-5417
2030 AUTUMN PL	ROSEVILLE MN 55113-5417
2033 AUTUMN PL	ROSEVILLE MN 55113-5417
319 15TH AVE SE	MINNEAPOLIS MN 55455-0199
810 NIAGARA LN N	PLYMOUTH MN 55447-4366
1695 CLEVELAND AVE N	FALCON HEIGHTS, MN 55113
1935 CLEVELAND AVE N	FALCON HEIGHTS, MN 55113
1945 CLEVELAND AVE N	ROSEVILLE MN 55113-5306
1955 CLEVELAND AVE N	ROSEVILLE MN 55113-5306
1965 CLEVELAND AVE N	FALCON HEIGHTS, MN 55113
1655 CLEVELAND AVE N	ROSEVILLE, MN 55113-5306
2100 DRAPER AVE	ROSEVILLE, MN 55113-5343
2108 DRAPER AVE	ROSEVILLE, MN 55113-5343
1987 GARDEN AVE	FALCON HEIGHTS MN 55113-5543
1997 GARDEN AVE	ST PAUL MN 55113-5543
1998 GARDEN AVE	FALCON HEIGHTS MN 55113-5542
2007 GARDEN AVE	SAINT PAUL MN 55113-4637
2008 GARDEN AVE	SAINT PAUL MN 55113-5542
2015 GARDEN AVE	SAINT PAUL MN 55113-5543
2018 GARDEN AVE	FALCON HEIGHTS MN 55113-5542
2028 GARDEN AVE	SAINT PAUL MN 55113-5542
2038 GARDEN AVE	FALCON HEIGHTS MN 55113-5542
2048 GARDEN AVE	FALCON HEIGHTS MN 55113-5542
2275 LARPENTEUR AVE W	FALCON HEIGHTS MN 55113
319 15TH AVE SE STE 424	MINNEAPOLIS MN 55455-0118

2040 LOREN RD	ROSEVILLE MN 55113-5402
30603 N 174TH ST	RIO VERDE AZ 85263-3030
2043 LOREN RD	ROSEVILLE MN 55113-5402
2045 LOREN RD	ROSEVILLE MN 55113-5402
2049 LOREN RD	ROSEVILLE MN 55113-5402
2050 LOREN RD	SAINT PAUL MN 55113-5402
2054 LOREN RD	SAINT PAUL MN 55113-5402
2055 LOREN RD	ROSEVILLE MN 55113-5402
1783 MAPLE CT	FALCON HEIGHTS MN 55113-2453
391 E TYRONE ST	LE CENTER MN 56057-1729
1785 MAPLE CT	FALCON HEIGHTS MN 55113-2453
1786 MAPLE CT	FALCON HEIGHTS MN 55113-2453
1802 MOORE ST	FALCON HEIGHTS MN 55113-5515
1803 MOORE ST	FALCON HEIGHTS MN 55113-5530
1811 MOORE ST	ST PAUL MN 55113-5530
1812 MOORE ST	FALCON HEIGHTS MN 55113-5515
1819 MOORE ST	SAINT PAUL MN 55113-5530
1820 MOORE ST	FALCON HEIGHTS MN 55113-5515
1827 MOORE ST	FALCON HEIGHTS MN 55113-5530
1828 MOORE ST	FALCON HEIGHTS MN 55113-5515
2355 FAIRVIEW AVE UNIT 360	ROSEVILLE MN 55113-2766
1836 MOORE ST	FALCON HEIGHTS MN 55113-5530
1837 MOORE ST	FALCON HEIGHTS MN 55113-5530
1842 MOORE ST	SAINT PAUL MN 55113-5515
1845 MOORE ST	ROSEVILLE MN 55113-5530
1853 MOORE ST	FALCON HEIGHTS MN 55113-5530
1854 MOORE ST	FALCON HEIGHTS MN 55113-5515
1861 MOORE ST	ROSEVILLE MN 55113-5530
1869 MOORE ST	ST PAUL MN 55113-5530
1781 PRIOR AVE N	FALCON HEIGHTS MN 55113-5549
332 TURTLE CREEK DR	LONGVIEW TX 75605-5908
1797 PRIOR AVE N	FALCON HEIGHTS MN 55113-5545
1805 PRIOR AVE N	FALCON HEIGHTS MN 55113-5545
1813 PRIOR AVE N	FALCON HEIGHTS MN 55113-5545
1821 PRIOR AVE N	FALCON HEIGHTS MN 55113-5545
1829 PRIOR AVE	ROSEVILLE MN 55113-5545
1836 PRIOR AVE N	ROSEVILLE MN 55113-5544
1837 PRIOR AVE N	FALCON HEIGHTS MN 55113-5545
1842 PRIOR AVE N	SAINT PAUL MN 55113-5544
1847 PRIOR AVE N	FALCON HEIGHTS MN 55113-5545
1853 PRIOR AVE N	FALCON HEIGHTS MN 55113-5545
1854 PRIOR AVE N	ROSEVILLE MN 55113-5544
1945 PRIOR AVE N	ROSEVILLE MN 55113-5406
1938 ROSELAWN AVE W	SAINT PAUL MN 55113-5535
1945 ROSELAWN AVE W	SAINT PAUL MN 55113-5535
1948 ROSELAWN AVE W	SAINT PAUL MN 55113-5535
503 N HOLCOMB AVE	LITCHFIELD MN 55355-1713

1951 ROSELAWN AVE W	ST PAUL MN 55113-5522
1957 ROSELAWN AVE W	ST PAUL MN 55113-5522
1958 ROSELAWN AVE W	FALCON HEIGHTS MN 55113-5535
1965 ROSELAWN AVE W	ROSEVILLE MN 55113-5522
1966 ROSELAWN AVE	ROSEVILLE MN 55113-5535
319 15TH AVE SE STE 424	MINNEAPOLIS MN 55455-0118
2050 ROSELAWN AVE W	ROSEVILLE MN 55113-5511
2077 ROSELAWN AVE W	ROSEVILLE MN 55113-5511
2105 W ROSELAWN AVE	ROSEVILLE MN 55113-5340
1966 RYAN AVE W	ROSEVILLE MN 55113-5449
1976 RYAN AVE W	ROSEVILLE MN 55113-5449
1986 RYAN AVE W	ROSEVILLE MN 55113-5449
2550 SNELLING CURV	ROSEVILLE MN 55113-3145
1942 SUMMER ST	FALCON HEIGHTS MN 55113-5523
1953 SUMMER ST	FALCON HEIGHTS MN 55113-5524
1958 SUMMER ST	FALCON HEIGHTS MN 55113-5550
1961 SUMMER ST	FALCON HEIGHTS MN 55113-5524
1966 SUMMER ST	FALCON HEIGHTS MN 55113-5550
1969 SUMMER ST	FALCON HEIGHTS MN 55113-5524
1974 SUMMER ST	FALCON HEIGHTS MN 55113-5550
1977 SUMMER ST	FALCON HEIGHTS MN 55113-5524
1981 SUMMER ST	FALCON HEIGHTS MN 55113-5524



**CITY of FALCON HEIGHTS**  
***PUBLIC HEARING NOTICE***

Notice is hereby given that the Planning Commission at its regular meeting at 7:00 p.m. on February 28, 2023, in the City Hall Council Chambers, 2077 W. Larpenteur Ave, will hold a public hearing to consider:

The Planning Commission will be considering the subdivision of an existing lot at 2050 Roselawn Avenue (Community Park). The City is in the process of purchasing the northern 15.5 acres of PIN 162923320057 from the University of Minnesota. To facilitate this sale, the existing parcel must be subdivided into two separate parcels.

To be published on February 16 and 18, 2023 in the Pioneer Press.



## ITEM FOR DISCUSSION

<b>Meeting Date</b>	February 28, 2023
<b>Agenda Item</b>	F-1
<b>Attachment</b>	Link to Comprehensive Plan
<b>Submitted By</b>	Hannah Lynch, Community Development Coordinator

<b>Item</b>	Review and Plan Implementation of the 2040 Comprehensive Plan
<b>Description</b>	<p>The City of Falcon Heights is a city within the jurisdiction of the Metropolitan Council. Each city is required to complete and implement a comprehensive plan every ten years. The City of Falcon Heights updated its comprehensive plan in 2020 which sets goals and policies with must be implemented in a timely fashion.</p> <p>The goal of this, and upcoming meetings, is to establish a working group to study the requirements of the comprehensive plan and to draft recommendations, policies, and ordinances that will accomplish the requirements of the plan. It is the intention of staff to include other commissions, when necessary, to guide the discussion and to uncover expertise to inform the Planning Commission.</p> <p>The goals of this discussion are:</p> <ol style="list-style-type: none"> <li>1. Develop the small group</li> <li>2. Set a rough timeline for completion of review</li> </ol> <p>The goals of the small group will include:</p> <ol style="list-style-type: none"> <li>3. Build a policy/goal/ordinance list from the 2040 Comprehensive plan</li> <li>4. Consider flexibility</li> <li>5. Consider community engagement</li> <li>6. Consider possible updates to the Comprehensive Plan (remove errors)</li> </ol> <hr/> <p>In 2022, this was discussed and started at a Planning Commission workshop, however with recent staff turnover, it was decided to reset the planning on this.</p>
<b>Budget Impact</b>	None
<b>Attachment(s)</b>	2040 Comprehensive Plan Link: <a href="https://www.falconheights.org/home/showpublisheddocument/1162/637146104931200000">https://www.falconheights.org/home/showpublisheddocument/1162/637146104931200000</a>
<b>Action(s) Requested</b>	Set a small group to begin looking at the Comprehensive Plan and a timeline for completion of review.