

**CITY OF GREENFIELD
CITY COUNCIL WORK SESSION MINUTES
March 06, 2024**

The City Council of the City of Greenfield, Minnesota, met in a work session on Tuesday, March 6, 2024, at 6:00 p.m. at City Hall at 7738 Commerce Circle.

1. Call Meeting to Order

Mayor Johnson called the meeting to order at 6:00 p.m.

2. Roll Call

Members present: Mayor Brad Johnson, Council Members Corey Bronczyk, Kyal Klawitter, Nick Roehl, and Mark Workcuff

Staff present: City Administrator Margaret Webb, City Engineer Ron Wagner, City Planner, Brad Scheib, HKGI Planner Kendra Ellner (via zoom), and Zoning Administrator Daniel Van Holland

3. Discussion/Update: Commerce District Study

a. Siwek Property/Greenfield Park Fourth Addition

Scheib explained the redevelopment strategy and financial strategy/plan, current and previous actions, and potential grant/financing possibilities for future projects on the site. Consensus was to continue exploring options and getting cost estimates.

b. Sewer and Water Extension, Commerce Drive/Circle Connection, and Highway 55 Access

Scheib explained the need to update a feasibility study, potential options, and possibilities for extension/planning, and next steps. Discussion was held regarding timing, use of ARPA funds, and concerns with uncertainty lot owners may be experiencing. Consensus was to continue exploring options and getting cost estimates.

4. Discussion/Direction: Accessory Dwelling Unit Draft Ordinance & Update

Scheib provided an update on conversations with the Met Council and the Planning Commission regarding ADUs and on currently proposed legislation pertaining to planning and zoning. Discussion with Met Council regarding density noted that they are not supportive. There are 125 plats currently in Greenfield that would have to be mapped out. Planner would have to do an analysis and put maps together to show density restrictions or options. Consensus was to continue moving forward with the ADU ordinance draft.

5. General Updates


Scheib provided an update on upcoming Planning Commission items.

6. Adjourn

Johnson adjourned the meeting at 6:54 p.m.



Mayor Brad Johnson



Attest: Margaret Webb, City Administrator