

**GREENFIELD PLANNING COMMISSION MINUTES**  
**May 9, 2023**

The Planning Commission of the City of Greenfield, Hennepin County, Minnesota, met in regular session on Tuesday, May 9, 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 Jeska, Jones, and Kohnen

Members Absent: Perry

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 January 10, 2023 Planning Commission Meeting**

MOTION by Jones, seconded by Kohnen to approve the minutes of January 10, 2023. All voted in favor. Motion carried 4-0

**6. Unlisted A Principal Use in Industrial District – Semi-Truck Parking Lot, 7750 69<sup>th</sup> Ave**

A. Staff Report: Scheib explained that this is coming to the Commission because the Zoning Administrator interpreted this use not consistent or similar in character with the zoning code. Scheib noted the proposed use would be a parking lot for semi-trailers with no physical improvements to the property. The applicant spoke to the Commission to promote his use.

B. Discussion: Commissioner Jones agrees with staff's interpretation. This use is usually zoned in a heavy industrial area and usually remote areas not close to a residential district. Kohnen agreed with Jones. Jeska agreed with Jones and Kohnen. He said the Commission's job is to do what is best for the community which is growth and use of our water/sewer system.

C. Action: MOTION by Jones, seconded by Kohnen to uphold the zoning administrator's determination that the proposed land use is not listed as a principal use in the industrial district nor is it consistent with the comprehensive plans goals and objectives in this location. All voted in favor. Motion carried 4-0.

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

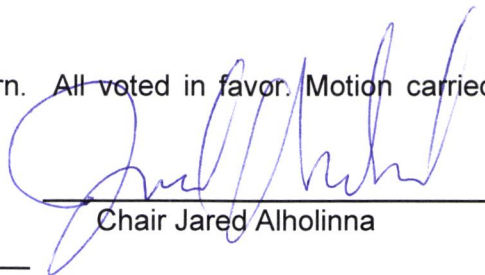
A. Scheib said this is to introduce information on ADU's which are separate units on one property. The idea would be more for family care. This would be at minimum three to four month process. Jones has concerns as she has been in similar conversations in other

communities. Staff, Commissions, and Councils get so far into the process and reality sets in that there is a cost to manage and enforce. Wants to make sure that Council considers the costs of adding staff to enforce and manage, up front and not spend one year or more on the planning only to determine in the end that the costs associated with enforcement etc. Scheib noted that there are applications fees etc that can help cover those costs and manage. Also in the engagement process there may not be enough interest. More will be coming in the upcoming meetings.


**8. Updates** – The June Commission meeting will be addressing setbacks in the Lake Sarah Sewer area.

**9. Adjourn**

MOTION by Jones, seconded by Kohnen to adjourn. All voted in favor. Motion carried 4-0. Meeting adjourned at 7:51p.m.



Chair Jared Alholinna

  
Attest: Margaret Webb, City Administrator