

Planning Commission Regular Meeting Draft Minutes
February 13, 2024 7:00 p.m.

1. Call Meeting to Order

Chair Alholinna called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Commissioners present: Alholinna, Jones, Jeska, Kohnen, and Perry

City Staff present: City Planner Brad Scheib, Zoning Administrator Daniel Van Holland, and HKGI Planner Kendra Ellner

4. Approval of Agenda

MOTION by Jones, seconded by Perry to approve the agenda, as amended with item 5, election of chair and vice-chair. Motion passed 5-0.

5. Election of Chair and Vice-Chair

MOTION to nominate Perry as Chair, by Alholinna, seconded by Jones. Motion passed 5-0

MOTION to nominate Jones as Vice-Chair, by Perry, seconded by Jeska. Motion passed 5-0

At 7:02 PM, Alholinna stepped down and Perry took the chair. Perry presided over the remainder of the meeting.

6. Approval of Minutes of the December 12, 2023, Planning Commission Meeting

MOTION by Alholinna, seconded by Jones to approve the minutes, as presented. Motion passed 5-0

7. Motion of Support for the Greenfield Road Paving Project

Van Holland presented the staff report to the Commission.

Jones voiced concern that due to speed and heavy ATV use, the proposed 6' wide shoulders do not meet the Comprehensive Plan guidance for safe bicycle/pedestrian access on Greenfield Road to the City Park as repeatedly called for in the 2040 Comprehensive Plan. Kohnen also voiced concern that, once paved, people will be traveling at higher speeds on Greenfield Road, despite the proposed 11' drive lane width, affecting safe pedestrian access to the park.

Jones asked if the Parks Commission had been given an opportunity to review the paving project plans. Staff did not think they had.



City of Greenfield
7738 Commerce Circle

Alholinna felt the proposed 6' shoulders provide improved bicycle access. There was discussion regarding traffic speeds and bicycle safety. Jeska was concerned about ending the constant maintenance costs of the gravel road.

City Planner Sheib explained that the City has not required additional right-of-way in recent plats along Greenfield Road because most of the road was already platted when the interest in an off-road trail to the park arose during completion of the 2040 Comprehensive Plan. He suggested that maybe the Commission could request that the City Council consider other road design options for the paving project, particularly near the park.

Jeska explained that the City obtained funds from the State to subsidize paving of the road and the redesign of Townhall Road, but in order to receive the funds, they must be used quickly, so there is no time to consider other design options.

Perry requested explanation of assessments for the paving project, which were further studied and discussed.

MOTION determining the Greenfield Road reconstruction project to be compatible with the City of Greenfield's adopted comprehensive plan, by Jeska, seconded by Alholinna. Jones offered a friendly amendment to include a request to the Council to consider safer pedestrian and bicycle access to Central Park. Jeska did not accept the friendly amendment and the original motion, unamended, was voted on. Motion passed 3-2, with Jones and Kohnen dissenting.

8. Discussion: Accessory Dwelling units

Ellner presented recent findings regarding density and size of ADUs. Discussion was held regarding compatibility with existing regulations, regulation of attached vs detached, and potential impact on assessments. Ellner and Scheib advised that the Met Council's policy regarding ADUs in Diversified Rural areas is restrictive. Further discussion was held regarding the need for a density analysis to determine the City's ADU allotment. No action was taken by the Commission at this time.

9. Adjourn

MOTION by Jeska, seconded by Kohnen to adjourn. Motion passed 5-0

The meeting adjourned at 8:32 p.m.

Attest

Daniel Van Holland, Zoning Administrator

Brek Perry, Chair