



City of Greenfield
7738 Commerce Circle
Planning Commission Regular Meeting Agenda
April 09, 2024
7:00 p.m.

1. **Call Meeting to Order**
Vice Chair Jones called the meeting to order at 7:00 pm

2. **Pledge of Allegiance**
The pledge was recited.

3. **Roll Call**
Commissioners present: Alholinna, Jeska, and Jones
Commissioners absent: Perry and Kohnen
City Staff Present: City Planners Brad Scheib and Kendra Ellner and Zoning Administrator Daniel Van Holland

4. **Approval of Agenda**
MOTION by Alholinna to approve the agenda as presented, seconded by Jeska. All present voted in favor. Motion carried 3-0.

5. **Approval of Minutes of the March 12, 2024, Planning Commission Meeting**
Jeska expressed an interest in seeing more detail for specific discussion points regarding recommendations to council, particularly when there is not a consensus among the Commission.
MOTION by Alholinna to table the approval until the next meeting with the proposed revisions. Jeska seconded. All voted to approve the motion. Motion carried 3-0.

6. **Public Hearing for a Conditional Use Permit for the Silver Buckle Saddle Club (PID: 25-119-24-11-0005)**
Van Holland presented the staff report to the Commission.
Jeska inquired whether outdoor bleachers impact required plumbing fixtures and if the conditions would require septic area be identified even if no fixtures are needed. Staff explained there are standards for bleachers that will be assessed during building plan review and that the condition for septic identification would be for if plumbing fixtures are required. Alholinna requested clarification regarding the parking recommendations. Staff clarified the two items address a small daily use and a larger event use.
Applicants Annie Mickelson, Kirstin Whitmore, and Brian Hetchler spoke about their organization, why they are interested in relocating to Greenfield, their previous operations, and their proposed operations. Alholinna inquired if the turnaround will meet the same specifications as the driveway.
MOTION by Jeska to open the public hearing, seconded by Alholinna. All present voted to approve. Motion carried 3-0. **The public hearing opened at 7:43 pm.**

The following members of the public spoke:

Chris and Katie Johnson, 7460 Fern Court, spoke in favor
Marilyn Hart, 4865 Rebecca Park Trail, spoke in favor



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MOTION by Jeska to close the public hearing, seconded by Alholinna. All present voted to approve. Motion carried 3-0. **The public hearing was closed at 7:48 pm**

Jones inquired if the County would require the driveway entrance to be paved. Staff clarified that they the County will not require paving. Alholinna asked for staff to specify that the turnaround be built to the same spec for staff recommendation 2 and specify the conditionality for staff recommendation 5. Jones asked staff to specify "lighting fixtures" in staff recommendation 4. Alholinna asked staff to specify the parking requirements in staff recommendations 6 and 7 and provide a minimum number of parking spaces.

MOTION by Alholinna to recommend approval to the City Council with the following conditions: 1) The driveway be designed to the specifications recommended by County Transportation and the Fire Department (including a width between 22 and 32 feet) and approved by the City Engineer; 2) a turnaround be installed at the end of the driveway for emergency vehicles and be designed to the same specifications as the rest of the driveway; 3) a ditch be constructed per the City Engineer's comments and to the specifications approved by the City Engineer; 4) All structures and lighting fixtures comply with the 35 foot height requirement; 5) if restroom facilities are required pursuant to the building code, then an on-site septic system be installed; and 6) a minimum of two (2) gravel or paved parking spaces be constructed and a weed-free area be designated and maintained as trailer and event parking, seconded by Jeska. All voted to approve. Motion carried 3-0.

7. **Discussion Item: Accessory Dwelling Units**

Ellner and Scheib presented staff findings regarding the City's capacity for accessory dwelling units. Staff determined there is capacity for accessory dwelling units. Jeska requested clarification on whether these findings impact attached dwellings or separate buildings. Staff confirmed it is solely for separate buildings. Jones inquired whether the Met Council would have concerns. Staff stated that, if everything complies with the Met Council's standards, they shouldn't have concerns.

MOTION by Jeska to support moving forward with this analysis, seconded by Alholinna. All voted to approve. Motion carried 3-0.

8. **Adjourn**

MOTION by Jeska to adjourn, seconded by Alholinna. All present voted in favor. Motion carried 3-0. The meeting was adjourned at 8:24 p.m.

Attest: Daniel Van Holland, Zoning Administrator

Chair Brek Perry