

GREENFIELD PLANNING COMMISSION WORK SESSION MINUTES
January 14, 2020

The Planning Commission of the City of Greenfield, Hennepin County, Minnesota, met in a work session on Tuesday, January 14, 2020 at 8:30 p.m. in the council chambers at 7738 Commerce Circle.

1. Call meeting to order

Chair Freeseaman called the meeting to order at 8:33 p.m.

2. Roll call

Members Present: Commissioner Jared Alholinna, Kevin Anderson, Jessica Freeseaman and Loren Harff

City Staff present: Zoning Administrator Tori Leonhardt
 City Planner Brad Scheib

3. Zoning and Subdivision Ordinance Update – District Analysis

City Planner Scheib presented to the commission a district analysis of key zoning districts. One of the major changes to the zoning ordinance will be updating the sewer residential zoning districts in order to provide for a wider diversity of housing products through “as of right zoning”, i.e. not using a planned unit development approach. By having standard zoning districts, applicants can choose to apply a standard residential zoning district or utilize the Planned Unit Development district. For comparison purposes and illustration, we have created two matrices. One that compares various zoning districts in general and a second that compares key bulk standards of comparable districts within the City of Greenfield to those of other similar cities including Corcoran, Dayton, Delano, Medina, and Rogers.

Scheib stated staff recommends transforming the Sewered Single Family Residential and Residential Townhouse districts into a new set of residential districts of low, medium, and high densities. These zoning districts would be in keeping with the sewer residential land use categories established in the recently updated Comprehensive Plan. City sewer and water will serve all of these districts. He continued by going through the general descriptions of the proposed zoning districts.

Scheib asked the commission members to go out to Hennepin County’s interactive property map and research the different residential zoning districts and look at the density and at the next work session on February 11, 2020 have some feedback on what they researched.

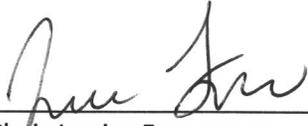
Chair Freeseaman commented that she really liked how the work session was presented and liked the idea of having “homework” to do after the session and come back to the next one to discuss.

Commissioner Anderson asked Scheib what the current commercial zoning districts were.

Scheib responded that we have General Business, Industrial, and Institutional.

Scheib informed the commission that at the next work session they will continue the discussion on the residential zoning districts and if time allows, they will start on commercial.

MOTION by Harff, seconded by Alholinna to adjourn the work session at 9:03 p.m. All voted in favor. Motion Carried 4:0.


Chair Jessica Freese


Attest: Tori Leonhardt, Zoning Administrator