



Richfield Planning Commission Agenda

November 24, 2025 -- 7:00 PM

Richfield Municipal Center
Council Chambers
6700 Portland Avenue South

1. **Call to Order**
2. **Roll Call**
3. **Open Forum**
 - a. Participants can share their comments in person, by voicemail, or email, and may also request to participate virtually. For more information on submitting comments, refer to the Planning Commission Agenda and Minutes page on the [City's Website](#).
4. **Approval of the Agenda**
5. **Approval of Minutes**
 - a. Approval of the minutes of the Regular Planning Commission meeting of September 22, 2025.
6. **Presentations**
7. **Public Hearings**
 - a. Public hearing to consider a request for an Interim Use Permit to allow temporary and occasional employee parking on a vacant lot adjacent to Lakewinds Co-op.
8. **Resolutions**
9. **Liaison Reports**
10. **Other Business**
11. **City Planner's Report**

Site Plan Approval for 7424 Lyndale Avenue conversion to Retail was approved on the Council's October 14th consent agenda. MICC has applied for formal land use approvals and will be on next month's agenda.
12. **Next Meeting**
13. **Adjournment**

Auxiliary aids for individuals with accessibility needs are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.

Includes Materials - Materials relating to these agenda items can be found in the Planning Commission agenda packet located by the entrance. The complete Planning Commission agenda packet is available electronically on the [City of Richfield's website](#).



PLANNING COMMISSION MEETING MINUTES
Richfield, Minnesota

Regular Planning Commission Meeting

September 22, 2025

CALL TO ORDER

The meeting was called to order by Chair Holmwig-Johnson at 7:00 p.m. in the Council Chambers.

Planning Commissioners Present: Eddie Holmwig-Johnson, Cole Hooey, Benjamin Surma, Matt Taraldsen and Brett Stursa

Commissioners Excused: Brendan Kennealy and Stephanie Kowalkowski

Staff Present: Sam Crosby, City Planner; Ruby Villa, Planner I; Katie Rodriguez, City Manager; and Steve McDaniel, Budget, Cash, and Debt Manager

Others Present: Nathan Bruen-O'Brien, Lion Cannabis and Danny Yarbrough, Lion Cannabis

OPEN FORUM

There were no speakers.

APPROVAL OF THE AGENDA

M/Stursa, S/Taraldsen, to approve the agenda.

Motion carried: 5-0

APPROVAL OF MINUTES

M/Hooey, S/Surma, to approve the minutes of the Regular Planning Commission Meeting of July 28, 2025.

Motion carried: 5-0

ITEM #7	PUBLIC HEARING TO CONSIDER A REQUEST FOR SITE PLAN APPROVAL AT 7424 LYNDALDE AVE S – CONVERSION TO RETAIL
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Planner Crosby presented Agenda Item No. 9.a.

Planner Crosby read a statement for the record prepared by Commissioner Kennealy.

Commissioners and staff discussed fence requirements, the implications of requiring a fence taller than permitted, and whether on-site consumption of cannabis would be allowed.

Nathan Bruen-O'Brien, the Applicant, and his business partner Danny Yarbrough provided information regarding how the businesses would operate, the expected typical customer experience, and anticipated opening date.

Chair Holmwig-Johnson opened the public hearing.

Sean Foley, a Richfield Resident, expressed concerns regarding increased traffic with the proposed re-use of the site. He also expressed his desire for a fence taller than 6 feet at the rear, suggested that fencing be considered on the other sides of the proposed site, and that a 4-way stop be considered at the corner of 75th and Aldrich.

Brad Dimond, a Richfield Resident, expressed concerns regarding increased traffic and street parking on Aldrich Avenue with the proposed re-use of the site. He stated that Aldrich Avenue is already often used as an alternate route to bypass stoplights on Lyndale.

Annastasia Greeman, a Richfield Resident, spoke about her negative pedestrian experiences using the crosswalks on Lyndale. She stated that drivers will often speed up while the lights are flashing and suggests that something be done to make the crosswalks safer if pedestrian traffic increases due to the proposed re-use of the site.

M/Surma, S/Hooey, to close the public hearing.

Motion carried: 5-0.

Commissioners and staff further discussed lighting, fencing, the Traffic Control Committee, and when a variance is warranted.

In response to Chair Holmwig-Johnson, Planner Crosby confirmed that the recommended action could be amended to require a privacy fence along the shared property line with the abutting multifamily property.

M/Stursa, S/Taraldsen, to recommend approval of the proposed site plan to convert the existing building at 7424 Lyndale Ave South to retail sales.

M/Holmwig-Johnson, S/Stursa, to amend the recommended action to require that a 6' privacy fence be included along the side of the property that faces the multifamily parcel.

Motion to amend carried: 5-0.

Motion carried: 5-0.

ITEM #9	CONSIDER THE 2026 CAPITAL IMPROVEMENT BUDGET AND 2027-2030 CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN.
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Budget, Cash, and Debt Manager McDaniel gave a brief presentation regarding the 2026 Capital Improvement Budget and 2027-2030 Capital Improvement Program.

In response to several questions from Commissioners, City Manager Rodriguez discussed sidewalk planning and federal funding.

M/Hooey, S/Stursa, to recommend approval of the 2027-2030 Capital Improvement Program and to adopt a resolution finding that the 2026 Capital Improvement Budget and 2027-2030 Capital Improvement Program are consistent with the Comprehensive Plan.

Motion carried: 5-0

LIAISON REPORTS

- Community Services Commission: Commissioner Hooey stated that the Woodlake Nature Center has been demolished.
- City Council: Chair Holmwig-Johnson stated that the City Council has an upcoming work session to discuss Safe Routes to School and gun violence. At their last meeting, the City Council also proclaimed Hispanic Heritage month and discussed the next phase of the 494 project.
- Housing and Redevelopment Authority (HRA): Commissioner Stursa stated that at their last meeting the HRA accepted a grant funding award of over \$1 million for over two years. The funds are expected to serve about 35-45 homes in Richfield in the form of rental assistance.
- Richfield School Board: Commissioner Kennealy was absent.
- Transportation Commission: Commissioner Surma stated that the Transportation Commission recently went on a tour of Richfield bike ride to tour some of our future transportation infrastructure projects. At the last regular meeting in August, there was a presentation by a Planner from Metro Transit regarding their study for future arterial BRT corridors; streets under discussion as candidates included Penn, Bloomington, and 66th. There was also discussion regarding Safe Routes to School and planning for the Penn Avenue reconstruction.
- Chamber of Commerce: Commissioner Kowalkowski was absent.
- Sustainability Commission: Commissioner Taraldsen stated that the Sustainability Commission is getting a new youth commissioner from Richfield High School. Also, there has been some outreach to condos and apartments regarding cleaning up the waste stream. There will be a tree health awareness event in the fall.

ITEM #11	CITY PLANNER'S REPORT
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Planner Crosby presented the City Planner's Report.

Planner Villa gave a presentation regarding code enforcement in 2024.

ITEM #12	NEXT MEETING TIME AND LOCATION
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The next regular meeting is scheduled for Monday, October 27, 2025, at 7:00 p.m. in the Richfield Council Chambers.

ITEM #13	ADJOURNMENT
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M/Stursa, S/Surma, to adjourn the meeting.

Motion carried: 5-0 and the meeting was adjourned at 8:24 p.m.

Submitted by:

Ruby Villa
Planner I

Matt Taraldsen
Planning Commission Secretary



Report Prepared By:

Ruby Villa, Planner I

Department Director:

Melissa Poehlman, Community Development Director

Item for Consideration:

Public hearing to consider a request for an Interim Use Permit to allow temporary and occasional employee parking on a vacant lot adjacent to Lakewinds Co-op.

EXECUTIVE SUMMARY

Lakewinds Co-op has submitted an application for an Interim Use Permit (IUP) to utilize the vacant and unpaved lot south of their property for approximately 122 days a year for the next five years – the maximum term afforded by the zoning code. Lot 4, an adjacent but entirely separate lot from the Lakewinds Co-op lot, was acquired by the grocery store in 2016. At that time, the Co-op requested and was granted a 2-year IUP to utilize the lot for occasional employee parking (no more than 45 days a year). The IUP was granted on the basis that the need for long-term parking in the area would be better evaluated once the parcel to the north was developed.

Development of the parcel to the north of Lakewinds has proven to be slower than anticipated. Additionally, in the years since the previous IUP expired, Lakewinds' customer base has grown significantly, which in turn puts continued strain on the availability of parking. See the attached Lakewinds' request letter for more information.

Parking is not permitted as the primary use of a parcel. In order to develop Lot 4 into permanent parking, it would need to be formally combined with the Lakewinds lot, and the Planned Unit Development (PUD) would have to be amended. An IUP would afford Lakewinds more time to evaluate long-term needs in conjunction with the eventual development of the northern parcel. Building more parking when it is truly not needed would be unfortunate and against the premise that property should be used for the "highest and best use."

Staff finds the request reasonable. As in 2016, only minor maintenance of the lot as opposed to paving and striping is recommended. Paving and striping could encourage regular use of the lot by non-employees, which is not the intent. Appropriate signs and landscaping, as required in the draft resolution, will further prevent non-employee parking.

RECOMMENDED ACTION

Conduct and close a public hearing and by motion: Recommend approval of a five-year Interim Use Permit for occasional employee parking on vacant Lot 4.

HISTORICAL CONTEXT

- The subject property is located within the Lakes at Lyndale area of Richfield. For many years, this area has been considered Richfield's downtown and redevelopment has been a priority.
- As part of the approved larger PUD for the entire former Lyndale Gardens Center, Lot 4 was proposed to be an out parcel for future development that could be used in the interim for overflow parking during events (Farmers Market, amphitheater concerts, etc.).
- While mostly outside of larger development plans for the PUD, there is evidence that suggests Lot 4 was considered for a future permanent parking lot and/or parking structure.
- Land use approvals for Lakewinds Co-op were granted in the summer of 2013. The grocery store opened for business in 2014.
- By 2016, Lot 4 had still not been developed, and the parcel was acquired by Lakewinds. In the summer of 2016, Lakewinds applied for and was granted a two-year IUP, with the option for a one-year administrative extension, to utilize Lot 4 for occasional and temporary employee parking.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

- The purpose and intent of allowing interim uses is:
 - a) To allow a use for a limited period of time that reasonably utilizes the property where it is not reasonable to utilize it in the manner provided in the Comprehensive Plan; and
 - b) To allow a use that is presently acceptable but that, with anticipated development, will not be acceptable in the future.
- In evaluating a request for an IUP, the Commission must consider the criteria outlined in Section 547.15, Subd. 3 of the Zoning Code, further articulated in the attached Required Findings.
- Current parking at Lakewinds exceeds the City's allowable maximums. This was originally permitted in 2013 based on the fact that some sharing, especially during events, would take place. Should Lot 4 be developed into a permanent parking lot in the future, Lakewinds would be required to provide a parking study prepared by a licensed traffic engineer that indicates a need for such additional parking.

CRITICAL TIMING ISSUES

60-DAY RULE:

- Application deemed complete: November 4, 2025.
- 60-day deadline: January 3, 2026.
- A decision is required by this date, or the City must notify the applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days

total).

FINANCIAL IMPACT

None; all required application fees have been paid.

LEGAL CONSIDERATIONS

Notice of the public hearing was:

- Published in the *Sun Current* on November 13, 2025, and mailed to properties within 350 feet of the site.
- Council consideration is scheduled for December 9, 2025.

ALTERNATIVE RECOMMENDATION(S)

- Recommend approval of an IUP for a different length of time.
- Recommend approval of an IUP with additional conditions.
- Recommend denial with a finding that the requirements necessary to issue an IUP are not met.

ATTACHMENTS

1. 112425 - Lakewinds & Lot 4 IUP - 6430 Lyndale Ave S - DRAFT Resolution
2. Required Findings
3. Applicant's Request Letter
4. Consent Agreement
5. Site Plan
6. Location & Zoning Map

RESOLUTION NO. _____

**RESOLUTION APPROVING AN INTERIM USE PERMIT TO ALLOW OCCASSIONAL
EMPLOYEE PARKING BY LAKEWINDS FOOD COOPERATIVE EMPLOYEES AT 6430
LYNDALE AVENUE SOUTH**

WHEREAS, an application has been filed by Lakewinds Food Cooperative (the “Applicant”), with the City of Richfield (the City) which requests approval of an interim use permit to allow its employees to occasionally park at property legally described as follows:

Lot 4, Block 1, Lyndale Gardens Addition, Hennepin County, MN

WHEREAS, private parking lots are not permitted as a principal use of property in any zoning district in the City; and

WHEREAS, the City Council finds that the temporary nature of the proposed interim use eliminates the adverse effects the prohibition was intended to prevent; and

WHEREAS, notice of the public hearing was mailed to properties within 350 feet of the subject property and published in the Sun Current newspaper on November 13, 2025; and,

WHEREAS, the Planning Commission of the City of Richfield held a public hearing at its November 24, 2025, meeting and recommended approval of the interim use permit; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with applicable standards and can be considered for approval;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota, as follows:

1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
2. The City Council further adopts as its Findings of Fact the findings listed in the Required Findings Statement.
3. The proposed interim use permit request meets all applicable conditions and restrictions stated in Zoning Code section 547.15 except as follows:

The proposed interim use is not a permitted primary use within the City. In accordance with Zoning Code section 547.13, Subd.3, part “e”, the City Council finds that the temporary nature of the interim use eliminates the detriment that a stand-alone parking lot will have to a mixed use area. The infrequent nature of the use makes the deferral of parking lot improvements reasonable in this instance.

4. The proposed interim use permit, as described in City Council Staff Report No.____, is hereby approved subject to the following conditions:
- a) The property may be used for employee parking only - except as expressly approved by the Director - for no more than 122 days per year, as outlined in the applicant's request letter dated October 31, 2025.
 - b) In-ground landscaping shall be installed and continually maintained along the eastern property line to screen the lot and provide a barrier to limit potential customer parking.
 - c) The lot shall be properly maintained at all times, such that is it useable by all vehicles, walkable by pedestrians, and minimizes any tracking of dirt or debris offsite.
 - d) Signs must be installed to prohibit non-employee parking.
 - e) The interim use permit will expire five (5) years from its effective date (December 9, 2030), or upon violation of the conditions under which the permit was issued, whichever occurs first.
 - f) A parking study shall be required prior to the issuance of permits for a permanent parking lot on this lot.
 - g) This lot shall be combined with an adjacent lot prior to the issuance of permits for a permanent parking lot.
 - h) The interim use permit shall be reviewed periodically by the City to ensure compliance with the conditions set forth in this resolution.

Adopted by the City Council of the City of Richfield, Minnesota this 9th day of December 2025.

Mary B. Supple, Mayor

ATTEST:

Michelle Friedrich, City Clerk

Richfield Planning Commission

Code Requirements / Required Findings

Interim Use Permit (Subsection 547.15) The Planning Commission shall recommend an interim use permit and the Council shall issue such interim use permit only if it finds, based on the proposed location, that:

- a) *The period of time for which the interim use permit is to be granted will terminate before any adverse impacts are felt upon adjacent properties.* Staff recommends that the Applicant be granted a full five years until the permit terminates. This will afford the Applicant time to explore a more permanent solution. The lot has been vacant for a number of years and will only be utilized about a third of the year. Landscaping along the eastern side of the lot will help to improve its appearance. Adverse impacts to adjacent properties are not anticipated.
- b) *The use will terminate upon a date or even that can be identified with certainty. Interim use permits may not be granted for a period greater than five (5) years.* Staff recommends termination on December 9, 2030.
- c) *The use will not adversely impact the health, safety and welfare of the community during the period of the interim use.* The occasional use of the site for parking is not anticipated to adversely impact health, safety, or welfare. Long- term, more permanent improvements to the site will be necessary if parking continues.
- d) *The use is similar to existing uses in the area.* The parcel to the north of Lakewinds remains vacant as well. Additional redevelopment is anticipated, but the vacancy and occasional parking will not cause any immediate issues that do not already exist.
- e) *An interim use shall conform to zoning regulations except the City Council may waive ordinance provisions upon a finding that the temporary nature of the interim use will eliminate the adverse effects the provisions were intended to prevent.* See “d” above.
- f) *There is adequate assurance that the property will be left in suitable condition after the use is terminated.* With anticipated proper maintenance, the lot will remain largely as-is.
- g) *By agreement, the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.* The property owner has signed a consent agreement agreeing to this condition.
- h) *The property owner, by agreement, agrees to any conditions that the City Council has deemed appropriate for permission of the use, including a condition that the owner will provide an appropriate financial surety to cover the cost of removing the interim use and interim structures upon the expiration of the interim use permit.* The property owner and applicant are aware of all conditions. No improvements that will need to be removed are proposed.
- i) *The property owner agrees to abide by any additional conditions that the Council deems appropriate for permission of the use.* The property owner and applicant are aware of all conditions.



Greg Dick
General Manager
Lakewinds Food Co-op
6321 Bury Dr., Suite 21
Eden Prairie, MN, 55346

10.31.2025

Samantha Crosby, AICP
City Planner
City of Richfield

Dear Samantha,

It is Lakewinds' intention to request an Interim Use Permit (IUP) allowing occasional employee parking on the Lot 4, Block 1 of our property. We have previously benefitted from a similar IUP to absorb the influx of additional customer traffic associated with holidays, sales promotions, and community events hosted on our premises.

Lakewinds' business has tripled since the store opened, and this has created strain on the available parking stalls in our existing lot. Our growth has brought more traffic to the area and has had us increase our staff count. Currently, Lakewinds Richfield employs around 110 people, most of whom drive to work. On any given day there are 35-45 employee vehicles parked in our lot, taking up nearly half of the available spaces. In addition, we find that Lakewinds is drawing customers to Richfield from surrounding areas because of the products and services that we offer, with many driving past other grocery stores to come to Lakewinds, Richfield, thus enhancing our community. Lakewinds' success can be attributed to our focus on a great customer experience of which the availability and ease of parking is an important factor.

Our lot is also used throughout the year in support of the municipal amenities that surround our store, such as accommodating those who want to enjoy the pond and trails. The amphitheater has a series of events in the summer months that draw large crowds to the area. Most of the attendees of these shows use the Lakewinds lot for parking while the store is still open for business.

In order to support the community and grow the level of business, we are requesting use of Lot 4 on our two busiest days of the week (Sunday and Tuesday), four days before Thanksgiving, Christmas and Easter, and any days where there are events at the amphitheater that overlap our store hours, currently six Wednesdays in July and August. We wish to have use of Lot 4 for staff parking for 122 days in a calendar year for the next five years, with the option to administratively extend the permitted time for the same duration. We do not anticipate that this use will cause impact on adjacent properties except to make them more accessible and convenient.

Thank you for your consideration of our application and ongoing support in this process. Please do not hesitate to contact me with additional questions or concerns.

Yours sincerely,



Greg Dick.

Retail Locations:

Minnetonka – 17501 Minnetonka Blvd., Minnetonka, MN 55345 952-473-0292
Chanhassen – 435 Pond Promenade Chanhassen, MN 55317 952-697-3366
Richfield – 6420 Lyndale Ave S, Richfield, MN 55423 612-814-8000
lakewinds.coop

Lakewinds Business Office:

6321 Bury Dr, Suite 21, Eden Prairie, MN 55346

INTERIM USE AGREEMENT

WHEREAS, on November 13, 2007, the City Council of the City of Richfield adopted Ordinance No. 2007-19, which establishes a framework for regulating temporary use of land through the issuance of interim use permits; and

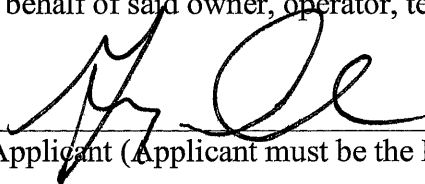
WHEREAS, Section 547.15 Subdivision 2 of this Ordinance requires an applicant for an interim use permit to sign a Consent Agreement wherein the applicant acknowledges and agrees that the proposed interim use will not impose additional costs on the public if there is a future need for public acquisition of the applicant's property through eminent domain, that the applicant has no entitlement to future reapproval of the interim use permit and that the applicant will abide by the conditions of approval that the City Council attaches to the interim use permit;

NOW, THEREFORE, Lakewinds Food Co-op, as applicant for

an interim use permit for temporary occasional employee parking at Lot 4, Block 1 Lyndale Gardens, in Richfield, MN, agree as follows:

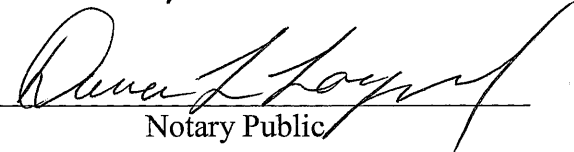
1. If this application is approved by the Richfield City Council and an interim use permit is issued, the interim use of the property will not impose additional costs on the City or any other public entity if it is necessary to acquire the property or a portion thereof by eminent domain after issuance of the interim use permit.
2. The applicant acknowledges that the proposed use is temporary and terminates upon expiration of the interim use permit. The applicant has no legal or equitable right to future reapproval of the interim use permit and must file a new application for that purpose.
3. The applicant will comply with all conditions imposed by the City Council on the interim use permit.
4. This Consent Agreement shall be binding on any owner, operator, tenant and/or user of the property for which the interim use permit has been granted and the applicant is authorized to sign this Consent Agreement on behalf of said owner, operator, tenant and/or user of the property.

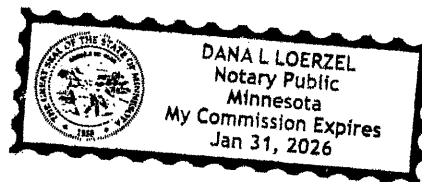
DATED: November 4th, 2025


Applicant (Applicant must be the Property Owner)

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 4 day of November, 2025 by Greg Dick, the General Manager of Lakewinds Food Coop, a Minnesota Cooperative, on behalf of said company.


Notary Public





Charles
Levin
Architects

2300
Milwaukee
Avenue

Minneapolis
Minnesota
55404-3150

P: 612.729.5333
F: 612.729.8351
E: chuck@clevin.com

ARCHITECT'S PROJECT #1515 N



Project Address:
6420 Lyndale Ave. S.
Richfield, MN 55423

Office Address :
6321 Bury Drive #21
Eden Prairie, MN 55346

PROPOSED PARKING IUP

05/10/2016

PRINTED 5/10/16

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MN.

Charles Alan Levin

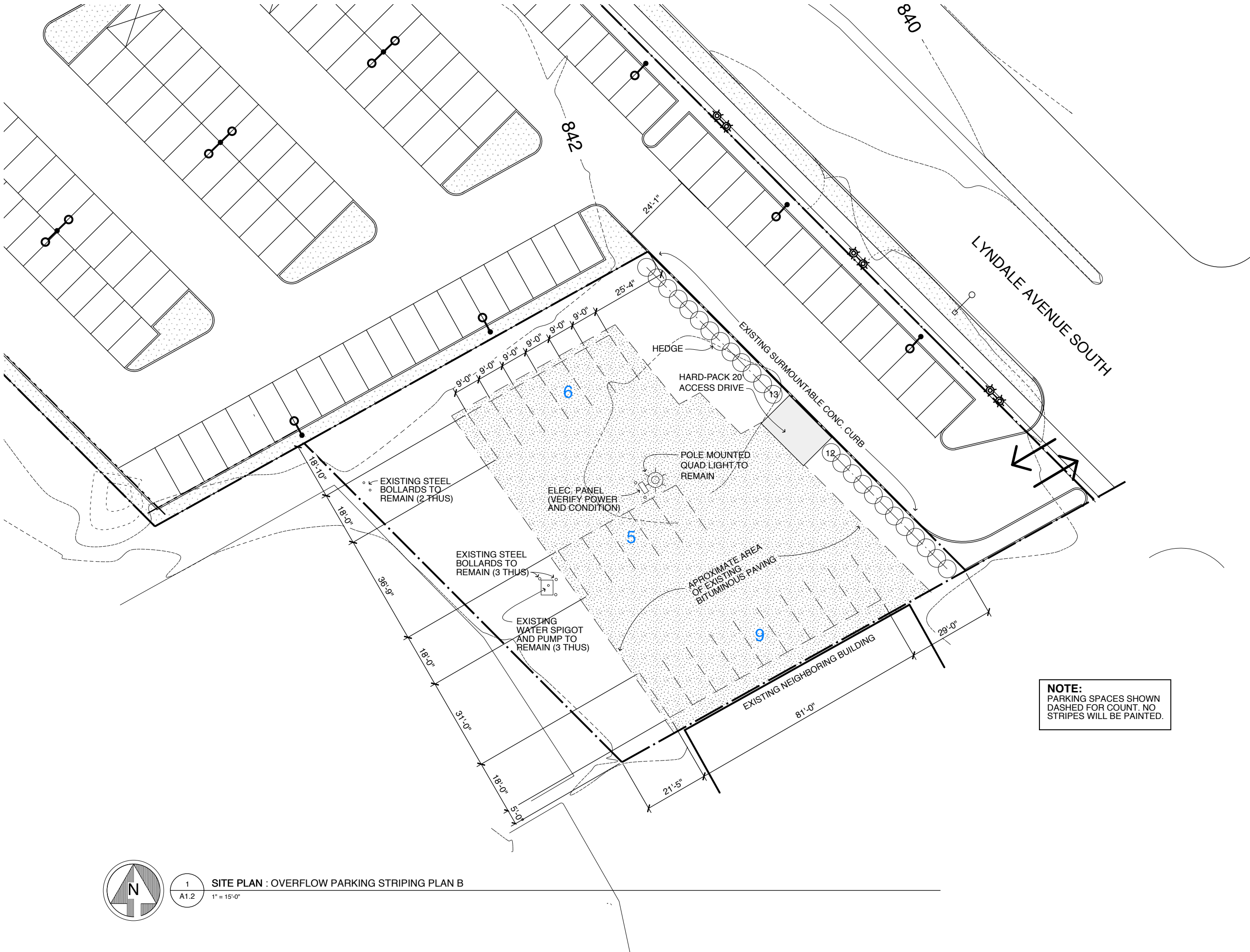
Charles Alan Levin
MN License No. 14672
Date: 09/16/13



SITE PLAN

SHEET
A1.2

© 2016
Charles Levin Architects



NOTE:
PARKING SPACES SHOWN
DASHED FOR COUNT. NO
STRIPES WILL BE PAINTED.



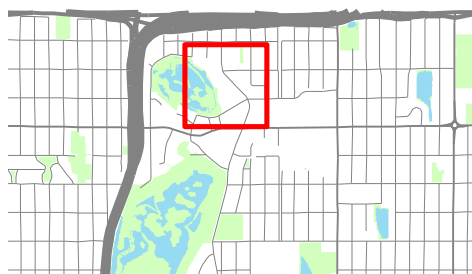
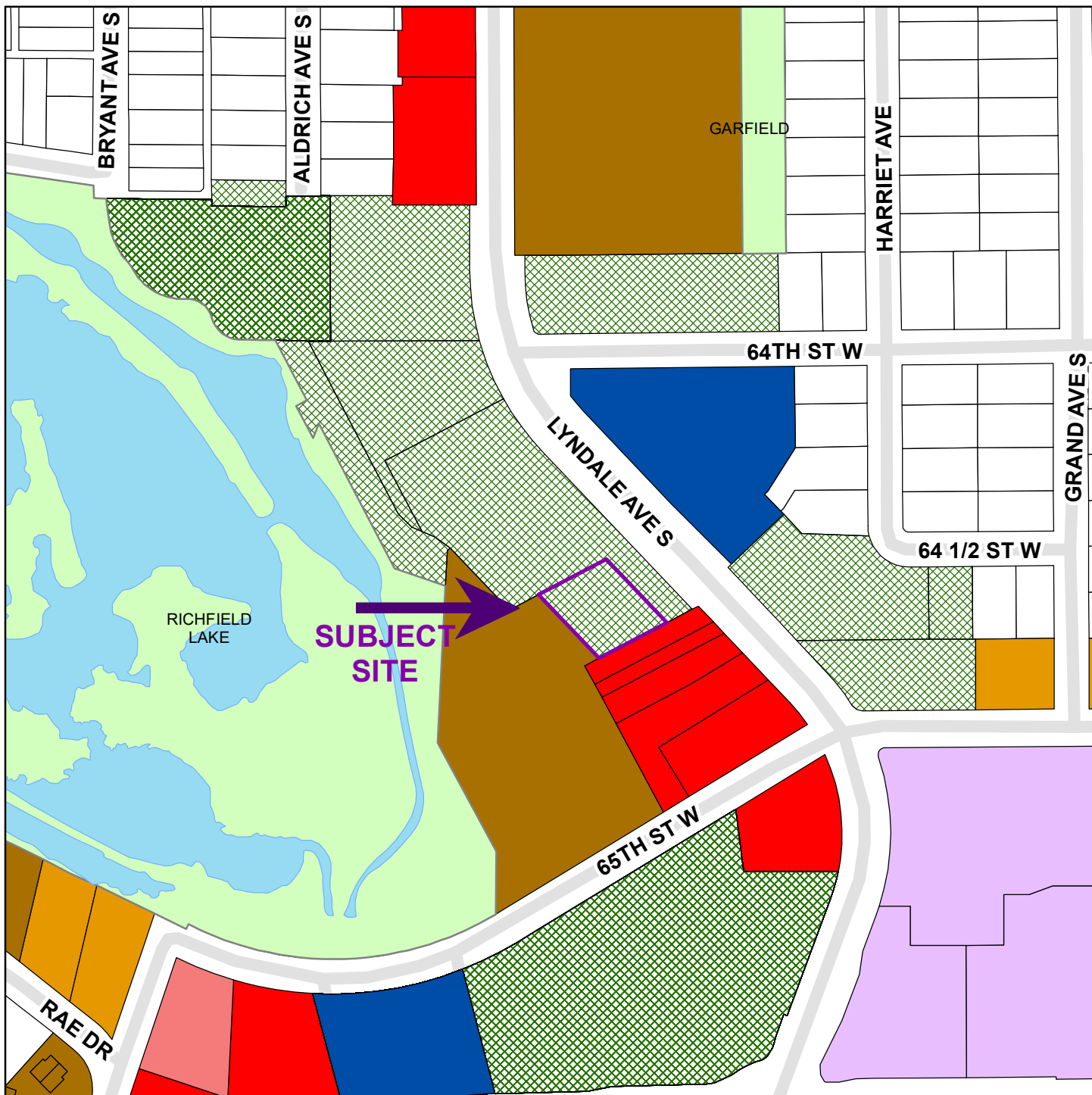
1 SITE PLAN : OVERFLOW PARKING STRIPING PLAN B
A1.2 1" = 15'-0"



6430 Lyndale Avenue South

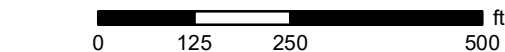
Location and Zoning Map

Case #:Z25-10



Legend

- Parks
- R Low Density Residential
- PMR Planned Multi-Family
- MR-2 Multi-Family
- MR-3 High-Density Multi-Family
- C-1 Community Commercial



- C-2 General Commercial
- PC-2 Planned General Commercial
- PMU Planned Mixed Use

