



# 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	<b>PUBLIC HEARING TO CONSIDER A REQUEST FOR SITE PLAN APPROVAL AT 7424 LYNDALDE AVE S – CONVERSION TO RETAIL</b>
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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 75<sup>th</sup> 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.

<b>ITEM #9</b>	<b>CONSIDER THE 2026 CAPITAL IMPROVEMENT BUDGET AND 2027-2030 CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN.</b>
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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/Hooley, 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

<b>LIAISON REPORTS</b>
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- Community Services Commission: Commissioner Hooley 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 66<sup>th</sup>. 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.

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

Planner Villa gave a presentation regarding code enforcement in 2024.

<b>ITEM #12</b>	<b>NEXT MEETING TIME AND LOCATION</b>
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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.

<b>ITEM #13</b>	<b>ADJOURNMENT</b>
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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