

PLANNING & ZONING COMMISSION MINUTES
January 26, 2021

A regular meeting of the Hopkins Planning & Zoning Commission was held on January 26, 2021, at 6:30 p.m. by video conference call through Zoom in response to the COVID-19 emergency. Present were Commission Members Gerard Balan, Sam Stiele, Nathan White, Douglas Dyrland, Maggie Sedoff, and Emily Fiamova. Also present was Dan Walsh with Trellis Community Housing Corporation and City Planner Jason Lindahl.

CALL TO ORDER

Chairperson Balan called the meeting to order at 6:30 p.m.

ADOPT AGENDA

Commissioner Fiamova moved, Commissioner Stiele seconded, to adopt the agenda. The motion was approved unanimously.

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS

CONSENT AGENDA

Commissioner Dyrland moved, Commissioner Sedoff seconded, to approve the minutes of the November 24, 2020 Planning & Zoning Commission regular meeting. The motion was approved unanimously.

PUBLIC HEARING –

1. Planning Application 2021-01 Raspberry Ridge II Site Plan, CUP & PUD

City Planner Lindahl gave an overview presentation of this item stating the applicant, Dan Walsh with Trellis Community Housing Corporation requests rezoning, conditional use permit and site plan approvals for the Raspberry Ridge II (formerly the Hopkins Village II) development. The applicant's plans call for a 4-story, 43-unit infill apartment building on what is currently the surface parking lot for the existing Hopkins Village apartment building. As part of the necessary approvals, the applicant requests rezoning to a B-2, Central Business District with a Planned Unit Development (PUD) to allow flexibility from some of the B-2 zoning standards in exchange for a higher quality development.

The City's public engagement process requires an applicant hold a neighborhood meeting prior to the public hearing. During COVID, staff asks developers to hold virtual meetings and take comments through their website. The applicant received six comments summarized below.

- Shane Conaty – Opposed to rental affordable housing.
- Leah Grover – Opposed based on lack of parking.

- Joe Hruska – Opposed based on lack of parking. Mr. Hruska provided similar comments directly to the City.
- Gene Maxwell – Concerned about lack of parking. Mr. Maxwell is offering to let construction workers park in his newly acquired lot at 5th Avenue and Mainstreet.
- Roz Peterson – Concerned about lack of parking.
- Bob and Mary Kay Burns – Generally supportive of the development proposal.

Chairperson Balan opened the public hearing. With no additional comments from the public, Commissioner Dyrland moved and Commissioner White seconded to close the public hearing. The motion was approved unanimously.

Dan Walsh with Trellis summarized the plans for the proposed development and answered questions from the Commission. Discussion from the Commission on this item focused on parking, pedestrian access from 6th Avenue South and the building's exterior design. Mr. Lindahl addressed the Commissioner's concerns about parking, stating that the applicant has had another parking study done by SRF Consulting and that staff found there to be sufficient parking for the development. The Commission also discussed the conditions of approval that require installation of a pedestrian way connecting 6th Avenue South with the existing Hopkins Village building and roofline and exterior materials on the east (6th Avenue South) side of the proposed development.

With no further comments, Commissioner White moved and Commissioner Sedoff seconded, to adopt Planning & Zoning Commission Resolution 2021-01 recommending the City Council approve an ordinance rezoning the subject property from B-2, Central Business District, to B-2, Central Business District with a Planned Unit Development (PUD), subject to conditions. The motion was approved unanimously.

Commissioner Dyrland moved and Commissioner White seconded, to adopt Planning & Zoning Commission Resolution 2021-02 recommending the City Council approve a conditional use permit allowing a residential use in the B-2, Central Business District on the subject property, subject to conditions. The motion was approved unanimously.

Commissioner White moved and Commissioner Dryland seconded, to adopt Planning & Zoning Commission Resolution 2021-03 recommending the City Council approve the site plan for the Raspberry Ridge II Multiple Family Apartment Building on the subject property, subject to conditions. The motion was approved unanimously.

Mr. Lindahl stated that this item will be presented to the City Council at their February 2 regular meeting with the Commission's recommendation of approval.

OLD BUSINESS – None.

NEW BUSINESS – None.

ANNOUNCEMENTS –

City Planner Lindahl updated the Commission on the following items.

- Planning & Zoning Commissioner Jason Miller has relocated to another city and therefore resigned from his position on the Commission based on the requirement that Planning Commissioners must be residents of Hopkins.
- The Zoning Code Update process continues. A virtual meeting took place on December 9, 2020 to discuss the Directions Report. The next stage in the process will be to hold a public open house to present the structure of the zoning ordinance to the general public and receive feedback before beginning to draft details of the ordinance. The virtual open house will take place on Wednesday, February 20, 2021 at 6:30 pm. More information will be shared on the City’s website and other City communications.
- SWLRT has announced a delay of the completion of the green line due to unforeseen circumstances in the Minneapolis section of the line. The opening of the line will be pushed back an additional year to 2024.

ADJOURN

Commissioner White moved, Commissioner Fiamova seconded, to adjourn the meeting. The motion was approved unanimously. The meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Courtney Pearsall
Administrative Assistant