

PLANNING & ZONING COMMISSION MINUTES
January 22, 2019

A regular meeting of the Hopkins Planning & Zoning Commission was held on January 22, 2019, at 6:30 p.m. in the Training Room at Hopkins Fire Station. Present were Commission Members James Warden, Emily Wallace-Jackson, Kristin Hanneman, Samuel Stiele, Elizabeth Goeman and Gerard Balan. Commissioner Laura Daly was absent. Also present was City Planner Jason Lindahl.

CALL TO ORDER

Chairman Warden called the meeting to order at 6:30 p.m.

ADOPT AGENDA

Commissioner Wallace-Jackson moved, Commissioner Hanneman seconded, to adopt the agenda. The motion was approved unanimously.

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS – None.

CONSENT AGENDA

Commissioner Goeman moved, Commissioner Balan seconded, to approve the minutes of the December 28, 2018, regular meeting. The motion was approved unanimously.

PUBLIC HEARING

1. Planning Application 2019-01-CUP 125 Monroe Ave South (Harley Hopkins Family Center)

Mr. Lindahl gave an overview of this item stating that the applicant, Hopkins Public School 270, requests an amendment to their existing conditional use permit to allow site and building improvements to the Harley Hopkins Family Resource Center located at 125 Monroe Avenue South. The improvements include new additions to the building, shed, trash enclosure, reconstruction of the existing parking lot, interior remodeling of office and classroom space and new heating, cooling, lighting and plumbing systems.

After the overview from Mr. Lindahl, Chairman Warden opened the public hearing. With no one coming forward to speak, Commissioner Balan moved and Commissioner Goeman seconded to close the public hearing. The motion was carried unanimously.

Dave Gibson, Project Manager with UNESCO and consultant for the applicant came forward to address the commission. Mr. Gibson presented several renderings of the project and described the improvements. He went on to say the School District intends to come back to the City for a side yard setback variance to allow the current placement of the proposed accessory building (shed). After some general discussion from the Planning Commission, Commissioner Goeman moved, Commissioner Balan seconded, to adopt Planning Resolution 2019-01, recommending the City Council approve an amendment to the existing conditional use permit for the Harley Hopkins Family Resource Center (125 Monroe Avenue South), subject to conditions. The motion was

approved unanimously. Mr. Lindahl stated that this item will be presented to the City Council at the Tuesday, February 5, 2019 meeting.

OLD BUSINESS – None.

NEW BUSINESS – None.

ANNOUNCEMENTS

During the announcements, City Planner Jason Lindahl updated the Planning & Zoning Commission on the following items:

1. Previous items before the Planning & Zoning Commission:
 - Planning application 2018-14-VA Engelbret Minimum Lot Size Variance was approved by the City Council at their Wednesday, January 2, 2019 meeting.
 - Planning application 2018-15-CUP Conditional Use Permit for Jacob's Trading, LLC (Dock 1 Bargains) was approved by the City Council at their Wednesday, January 2, 2019 meeting.
2. Auto Related Uses Moratorium Open House – Mr. Lindahl informed the Commission that City staff hosted an open house on the auto related uses text amendment and rezoning just prior to the Planning & Zoning Commission meeting. During the open house, staff reviewed the revised standards and allowed time for questions. There was general appreciation that the revised standards were clearer and more consistent and no longer included provisions that would prohibit automobile sales or repair uses along Mainstreet or require overhead bay doors to be closed. There were no comments about the proposal to rezone some properties in the Downtown Overlay district. Several attendees indicated they would do further review of the revised standards and provide written comments. Mr. Lindahl concluded by stating the details about this proposal can be found on the Planning & Zoning Commission website and staff will update the City Council on this item during the February 12 work session.

ADJOURN

Commissioner Goeman moved, Commissioner Hanneman seconded, to adjourn the meeting. The motion was approved unanimously. The meeting adjourned at 7:30 p.m.

Respectfully submitted,



Courtney Pearsall
Administrative Assistant