

**HOPKINS PLANNING & ZONING COMMISSION  
REGULAR MEETING PROCEEDINGS  
MARCH 22, 2022**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins Planning & Zoning Commission was held on Tuesday, March 22, 2022 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Chairperson Stiele called the meeting to order with Commission Members White, Dyrland, Terrill, Wright and Sedoff attending. Also present was Youth Member Searles and City Planner Lindahl.

**ADOPT AGENDA**

**Motion** by Sedoff. **Second** by White.

**Motion** to Adopt the Agenda as presented.

**Ayes: All.**

**Nays: None. Motion carried.**

**COMMUNITY COMMENT**

None.

**CONSENT AGENDA**

**Motion** by Terrill. **Second** by Dyrland.

**Motion** to Approve the Consent Agenda

1. Minutes of the January 25, 2022 Planning & Zoning Commission Meeting
2. Minutes of the February 22, 2022 Planning & Zoning Commission Work Session

**Ayes: All.**

**Nays: None. Motion carried.**

**PUBLIC HEARINGS**

**1. 2022-06 Blake Road Station PUD Amendment and Phase B Site Plan Review**

City Planner Lindahl gave an overview presentation of the staff report for this item. In August 2021, the City approved the Blake Road Station Planned Unit Development (PUD) and site plan for Site A. The applicant, TF Hopkins, LLC (Trilogy Real Estate Group), now seeks an amendment to the Blake Road Station PUD and site plan review for the second phase of the Blake Road Station development (Site B).

Site B is located at the northwest corner of Excelsior Boulevard and Blake Road and its plans are generally consistent with the original PUD Master Plan. As designed, the proposed 7-story building will include 250 residential units, approximately 10,000 square feet of commercial space and 339 enclosed parking spaces to serve both the residential and commercial uses. Staff recommends approval of these requests subject to

**HOPKINS PLANNING & ZONING COMMISSION  
REGULAR MEETING PROCEEDINGS  
MARCH 22, 2022**

conditions such as, residential and commercial space bicycle parking, commercial space parking, building entrance along Excelsior Boulevard and transparency on the north and west elevations.

The applicant was required to host a neighborhood meeting which took place on March 2, 2022 at 6:00 p.m. at 43 Hoops (1002 2<sup>nd</sup> Street Northeast). Comments received at the meeting included, affordable housing, inquiries from current and prospective tenants about retail space, project timeline and pedestrian connections and improvements. Prior to the Planning & Zoning Commission meeting, staff received one written comment which stated concerns about the landscape design along Excelsior Boulevard and bicycle access in the area.

Planner Lindahl's presentation continued with elevations and plans for Site B. Commissioner Terrill questioned if there was an element of safety involved in requiring windows to the parking garage. Chairperson Stiele opened the public hearing. No one from the public came forward to speak. Commissioner Dyrland moved and Commissioner Terrill seconded to close the public hearing.

Commissioner Sedoff mentioned the lighting plan. Planner Lindahl stated that the applicant's lighting plan is almost in compliance with the condition of approval and will be addressed prior to City Council action. Representatives from Trilogy Real Estate Group, Damon Farber Associates and ESG Architecture and Design provided the Planning & Zoning Commission with an overview presentation of their plans for Site B.

After further discussion, the Commission requested to remove condition 5 of the Resolution. Planner Lindahl also noted that the applicant had also satisfied conditions 2, 7 and 9 of the Resolution which could be removed. The Commission also directed staff and the applicant to modify language on condition 6 to incorporate architectural elements, windows and art to address the exterior of the north and west sides of the building.

**Motion by White. Second by Terrill.**

**Motion** to Adopt Resolution 2022-01 A Resolution Recommending the City Council Approve an Amendment to the Blake Road Station Planned Unit Development Agreement to Incorporate Site B (19-117-21-42-0046), Subject to Conditions.

**Ayes: All.**

**Nays: None. Motion carried.**

Commissioner Wright addressed the lack of affordable units in the development as a critical issue that should continue to be discussed. Commissioner Terrill commented on the responsiveness of the developer to requests for inclusion of minority contractors.

**HOPKINS PLANNING & ZONING COMMISSION  
REGULAR MEETING PROCEEDINGS  
MARCH 22, 2022**

Commissioner White asked about the term length for the youth members. Planner Lindahl stated that the youth members' term is annual. Commission Wright suggested finding more ways to engage the youth members going forward.

**ANNOUNCEMENTS**

None.

**ADJOURNMENT**

**Motion** by White. **Second** by Terrill.

**Ayes: All.**

**Nays: None. Motion carried.**

The meeting adjourned at 9:03 p.m.

Respectfully submitted,  
Courtney Pearsall, Administrative Assistant

ATTEST:

  
\_\_\_\_\_  
Samuel Stiele, Chair

**HOPKINS PLANNING & ZONING COMMISSION  
REGULAR MEETING PROCEEDINGS  
MARCH 22, 2022**

**Motion** by Terrill. **Second** by Sedoff.

**Motion** to Adopt Resolution 2022-02 A Resolution Recommending the City Council Approve the Site Plan for Blake Road Station Site B (19-117-21-42-0046), Subject to Conditions with the Exception of Conditions 2, 5, 7 and 9.

**Ayes: All.**

**Nays: None. Motion carried.**

Planner Lindahl stated that this item will be presented at the April 5 City Council meeting with the Planning & Zoning Commission's recommendation of approval.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Commissioner Terrill spoke to a discussion from a previous meeting and requested a way to work through conflict or address difficult conversations that may occur during a meeting. Ms. Terrill also requested that Zoom remain an option for attending meetings. Commissioner Sedoff also spoke to the previous meeting's discussion and seconded Commissioner Terrill's request for a Zoom option and asked for clarification on the rules.

City Planner Lindahl thanked Commissioner Terrill for voicing her concern and initiating the conversation. Mr. Lindahl responded with a reminder that any discussion outside of an official meeting could not include enough Commissioners to represent a quorum due to open meeting laws. In response to the request to participate in meetings via Zoom, Mr. Lindahl stated that because the Governor's Emergency Order is no longer in effect, meetings are subject to open meeting law requirements. In order to participate via Zoom, notice would need to be posted at least three days prior to the meeting and include the address of the location where the Commissioner would be participating from. The notice would also need to be posted outside of that location and be made open to the public.

Commissioner Terrill also requested additional educational opportunities and focused discussions. Planner Lindahl responded that the 2022 Work Plan includes a number of planning related training sessions. Drafting of the 2023 Work Plan will begin in July and more education options can be added.

The Commission requested to postpone the Work Session scheduled to begin immediately after the regular meeting.