

PLANNING & ZONING COMMISSION MINUTES
April 27, 2021

A regular meeting of the Hopkins Planning & Zoning Commission was held on April 27, 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 and City Planner Jason Lindahl.

CALL TO ORDER

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

ADOPT AGENDA

Commissioner Dyrland moved, Commissioner Sedoff seconded, to adopt the agenda. The motion was approved unanimously.

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS

CONSENT AGENDA

Commissioner Fiamova moved, Commissioner Dyrland seconded, to approve the minutes of the March 23, 2021 Planning & Zoning Commission regular meeting. The motion was approved unanimously.

PUBLIC HEARING –

1. Planning Application 2021-04 Meadowbrook Clubhouse CUP

City Planner Lindahl presented an overview of the item. The Minneapolis Park and Recreation Board is requesting an amendment to its existing conditional use permit (CUP) for an outdoor recreational use within a residential area. The proposed CUP amendment would allow construction of a new permanent golf clubhouse at the Meadowbrook golf course. The City approved previous CUP amendments in 2017 and 2020 allowing a temporary clubhouse trailer until construction of a new permanent clubhouse or November 1, 2021, whichever came first.

The applicant hosted a virtual neighborhood meeting that produced 3 email comments and 63 online survey responses; all were generally supportive. The City also received one email from James Warden, who had concerns about the Minneapolis Park Board owning land outside the limits of Minneapolis and within Hopkins, and the general tax-exempt status of the property.

After a summary presentation from staff detailing the plans for the permanent clubhouse and general conditional use permit standards for recreational uses in residential areas, Chairperson Balan opened the public hearing. Tyler Patterson and Michael Schroeder from the Minneapolis Park and Recreation Board were present during the public hearing to address questions from the Commission. Responding to comments from Commissioners Sedoff and Fiamova, Mr. Schroeder described the intended purpose of the clubhouse to be primarily for golf transactions and would not

be operated during the winter. Other general discussion from the Commission included completion date, food and beverage options and building materials. With no further comment from the Commission or the public, Commissioner Fiamova moved and Commissioner White seconded to close the public hearing. The motion was approved unanimously.

Commissioner Fiamova moved and Commissioner White seconded to adopt Planning & Zoning Resolution 2021-08 recommending the City Council approve an amendment to the existing conditional use permit for Meadowbrook Golf Course allowing construction of a new permanent clubhouse building, subject to conditions. The motion was approved unanimously.

City Planner Lindahl stated that this item will be presented to the City Council at their May 4 meeting with the Planning Commission's recommendation of approval.

2. Planning Application 2021-05 11524 Excelsior Boulevard Rezoning & Comprehensive Plan Amendment

City Planner Lindahl presented an overview of the item. The application was initiated by staff as a "housekeeping" item to assign future land use and zoning classifications to property annexed from Minnetonka into Hopkins. Minnetonka, Hopkins and the State of Minnesota Office of Administrative Hearings processed the transaction through an annexation that was approved in June 2020. Staff recommends the property be assigned a future land use designation of Neighborhood Center and a zoning classification of B-3, General Business.

After a summary presentation from staff, Chairperson Balan opened the public hearing. Staff did not receive any additional public comment after the meeting materials were distributed. Prior to the public hearing, the City did receive two comments. These comments came from Lowell Zizloff (owner of 11525 Excelsior Boulevard, Minnetonka) and Marilyn Johnson (owner of 140 20th Avenue South, Hopkins). Both had general questions about the application and supported the proposed changes. With no one else wishing to speak, Commissioner Sedoff moved and Commissioner Dyrland seconded to close the public hearing. The motion was approved unanimously.

With no additional discussion from the Commission, Commissioner Dyrland moved and Commissioner White seconded to adopt Planning & Zoning Commission Resolution 2021-09, recommending the City Council approve a Comprehensive Plan Amendment establishing the land use designation for the property located at 11524 Excelsior Boulevard as Neighborhood Center. The motion was approved unanimously.

Commissioner Sedoff moved and Commissioner Fiamova seconded to adopt Planning & Zoning Commission Resolution 2021-10, recommending the City Council approve an ordinance establishing the zoning for the properties located at 11524 Excelsior Boulevard as B-3, General Business District. The motion was approved unanimously.

City Planner Lindahl stated that this item will be presented to the City Council at their May 4 meeting with the Planning Commission's recommendation of approval.

OLD BUSINESS – None.

NEW BUSINESS – None.

ANNOUNCEMENTS –

City Planner Lindahl updated the Commission on the following items.

- 425 Madison Avenue subdivision and rezoning was approved by the City Council at the April 20 meeting.
- Hopkins Apartments development concept plan was presented to the City Council and was generally supportive of the mixed-use apartment and retail design but expressed some concern with the proposed height, density and materials. The City Council requested this item be added to a future work session agenda to further discuss the proposal with staff and the developer.

ADJOURN

Commissioner White moved, Commissioner Fiamova seconded, to adjourn the meeting. The motion was approved unanimously. The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Courtney Pearsall
Administrative Assistant