

**HOPKINS PLANNING & ZONING COMMISSION
REGULAR MEETING PROCEEDINGS
MAY 23, 2023**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Planning & Zoning Commission was held on Tuesday, May 23, 2023 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Chairperson White called the meeting to order with Commission Members Wright, Terrill, Goodlund, Nur, Green, Sedoff and Youth Members Stiele and Erickson attending. Also present was City Planner Krzos and Planner Howard.

ADOPT AGENDA

Motion by Terrill. **Second** by Green.

Motion Adopt Agenda as presented.

Ayes: All.

Nays: None. Motion carried.

COMMUNITY COMMENT

None.

CONSENT AGENDA

Motion by Goodlund. **Second** by Sedoff.

Motion Approve the Consent Agenda

1. Minutes of the April 25, 2023 Planning & Zoning Commission Meeting

Ayes: All.

Nays: None. Motion carried.

PUBLIC HEARING

1. 2023-03 13 Harrison Avenue South Attached Garage Variance

Planner Howard summarized the staff report for Planning Application 2023-03, which included a motion to recommend the City Council deny a variance from the attached garage additional setback standard and garage door location standard to construct a single family home with a garage located 10.5 feet in front of the main principal building's front façade. Staff found the applicant has not demonstrated a practical difficulty in meeting the City zoning requirements as required by Minnesota State Statute 462.637, Subdivision 6 and therefore recommends denial of the request. However, during staff's analysis of the variance request, it was concluded that an absence of an improved alley presents a challenge with garage location. The following agenda item is a proposed zoning code text amendment which would provide some relief to properties located in N3-B zones that are not served by an improved alley, while still encouraging human-scaled and pedestrian oriented development.

Staff received one written comment prior to the meeting expressing concern about the potential impact the variance would cause to the character of the neighborhood.

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Chairperson White opened the public hearing.

Briana Frederick, owner of the property at 13 Harrison Avenue South, and Chris Thompson of Price Custom Homes, addressed the Commission regarding the variance request.

Motion by Sedoff. **Second** by Wright.

Motion Close the Public Hearing.

Ayes: All.

Nays: None. Motion carried.

The Commission further discussed the variance request and proposed text amendment. Commissioner Terrill was sympathetic to the applicant and stated she would abstain from the vote.

Motion by Green. **Second** by White.

Motion Adopt Planning & Zoning Resolution 2023-03, recommending the Hopkins City Council deny the variance for the property located at 13 Harrison Avenue South.

Ayes: Green, Sedoff, White, Nur, Goodlund, Wright.

Nays: None. Abstain: Terrill. Motion carried.

City Planner Krzos stated the variance request will be presented to the City Council at their June 6 meeting.

2. 2023-04 Text Amendment for Attached Garage Setbacks in N3-B Zones

Planner Howard summarized the staff report for Planning Application 2023-04, which included a motion to recommend the City Council approve an ordinance amending Chapter 102 of the City Code regarding attached garage setbacks in N3-B Zones. The proposed ordinance would grant an exception to the attached garage setback and garage door location standards in the N3-B zone that are not served by an improved alley and require attached garages in the N3-B zone to be set back 10 feet from the main principal building's front façade and allow garages to be located on any façade.

Chairperson White opened the public hearing. No one from the public came forward to speak.

Motion by Green. **Second** by Sedoff.

Motion Close the Public Hearing.

Ayes: All.

Nays: None. Motion carried.

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Discussion from the Commission was generally supportive of the text amendment.

Motion by Goodlund. **Second** by Green.

Motion Adopt Planning & Zoning Resolution 2023-04, recommending the Hopkins City Council approve an ordinance amending Chapter 102 of the City Code regarding attached garage setbacks in N3-B zones.

Ayes: All.

Nays: None. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ANNOUNCEMENTS

The Commission shared an update on the Mainstreet Days engagement.

City Planner Krzos updated the Commission on past projects and upcoming agenda items.

ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission and upon a motion by Terrill, second by Wright, the meeting was unanimously adjourned at 7:52 p.m.

Respectfully Submitted,



Courtney Pearsall, Administrative Assistant