

PLANNING & ZONING COMMISSION MINUTES
May 25, 2021

A regular meeting of the Hopkins Planning & Zoning Commission was held on May 25, 2021, at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South and 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 and Maggie Sedoff. Commissioner Emily Fiamova was absent. Also present was City Planner Jason Lindahl.

CALL TO ORDER

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

ADOPT AGENDA

Commissioner White moved, Commissioner Dyrland seconded, to adopt the agenda.

Ayes: Sedoff, Stiele, White, Dyrland, Balan

Absent: Fiamova

Nays: None. Motion carried.

City Planner Jason Lindahl stated that Election of Officers for 2021/2022 had been added to the agenda under New Business. Commissioner Dyrland moved and Commissioner White seconded to adopt the agenda with the addition of the Election of Officers item.

Ayes: Sedoff, Stiele, White, Dyrland, Balan

Absent: Fiamova

Nays: None. Motion carried.

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS

CONSENT AGENDA

Commissioner White moved, Commissioner Stiele seconded, to approve the minutes of the April 27, 2021 Planning & Zoning Commission regular meeting.

Ayes: Sedoff, Stiele, White, Dyrland, Balan

Absent: Fiamova

Nays: None. Motion carried.

PUBLIC HEARING –

1. Planning Application 2021-08 Massage Therapy Text Amendment

This item was initiated by a request from the City Council to amend the City Code related to Massage Therapy uses. City Planner Lindahl presented background on the item and summarized the proposed changes in the draft ordinance, which include changes to both the zoning and licensing

regulations. The City Council has sole authority over the licensing regulations. The Planning & Zoning Commission's responsibility is to make a recommendation to the City Council on the zoning standards.

Prior to the meeting, the City received three written comments from Keri Fullerton, Susan Fullerton and Erin Fullerton Kelly. All three comments expressed general support for the changes to the ordinance. Discussion from the Commission prior to the public hearing included the hours of operation, inspections and licensing requirements, the maximum number of licenses allowed, signage, and compatibility with the 2040 comprehensive plan.

Chairperson Balan opened the public hearing. Coming forward to address the Commission was Susan Fullerton (306 13th Avenue North). Ms. Fullerton, representing Keri Fullerton, owner of Thrive Therapeutic Massage, read a prepared statement in support of the proposed ordinance changes. Ms. Fullerton suggested the hours of operation be extended to allow for two mornings a week to open at 7:00 a.m., which would provide clients the opportunity to schedule an appointment prior to their workday. Ms. Fullerton responded to questions from the Commission concerning the types of massage that would be offered at Thrive and the current licensing and certification process. Mr. Lindahl questioned Ms. Fullerton on the request for extended morning hours and which days of the week it would be more appropriate to open early. Mr. Lindahl suggested Ms. Fullerton provide staff additional written comment ahead of the City Council meeting with more detail.

With no additional comments from the public, Commissioner Sedoff moved and Commissioner Dyrland seconded to close the public hearing.

Ayes: Sedoff, Stiele, White, Dyrland, Balan

Absent: Fiamova

Nays: None. Motion carried.

Additional discussion by the Commission was generally supportive of the proposed changes and focused on the hours of operation and the limit of four massage therapy business licenses that would be allowed in the City. Chairperson Balan spoke in favor of increasing that number to allow four more massage related businesses and extending the hours of operation.

With no further discussion, Commissioner White moved and Commissioner Stiele seconded to adopt Resolution 2021-10, recommending the City Council approve Ordinance 2021-1170 Amending Chapters 10 and 102 and Appendix A of the Hopkins City Code regarding Massage Therapy.

Ayes: White, Dyrland, Sedoff, Stiele, Balan

Absent: Fiamova

Nays: None. Motion carried.

Mr. Lindahl stated this item will be presented to the City Council for the first of two readings at the June 1, 2021 meeting with the Planning Commission's recommendation of approval and comments on the number of businesses and hours of operation.

OLD BUSINESS – None.

NEW BUSINESS

1. Election of Planning & Zoning Commission Officers for 2021/2022

According to its Bylaws, the Planning & Zoning Commission must elect a new Chairperson and Vice-Chairperson annually. The term of office for both Chairperson and Vice-Chairperson is one year beginning July 1 and ending June 30. The newly elected officers will take their positions at the July 27, 2021 Planning & Zoning Commission meeting. No member can serve as Chairperson or Vice-Chairperson for more than two consecutive years, therefore Chairperson Balan and Vice-Chairperson Stiele are not eligible to serve in their same positions for 2021/2022.

Chairperson Balan asked for nominations for the position of Chairperson. Commissioner Dyrland nominated Commissioner Stiele. With no additional nominations for Chairperson, Commissioner Dyrland moved and Commissioner Sedoff seconded to close the nominations.

Ayes: Sedoff, Stiele, White, Dyrland, Balan

Absent: Fiamova

Nays: None. Motion carried.

Commissioner Dyrland moved and Commissioner White seconded to elect Sam Stiele by unanimous consent to the position of Chairperson.

Ayes: Sedoff, Stiele, White, Dyrland, Balan

Absent: Fiamova

Nays: None. Motion carried.

Chairperson Balan asked for nominations for the position of Vice-Chairperson. Commissioner Dyrland nominated Nathan White. With no additional nominations for Vice-Chairperson, Chairperson Balan conducted a roll call vote to close the nominations.

Ayes: Sedoff, Stiele, White, Dyrland, Balan

Absent: Fiamova

Nays: None. Motion carried.

Commissioner Stiele moved and Commissioner Dyrland seconded to elect Nathan White by unanimous consent to the position of Vice-Chairperson.

Ayes: Stiele, White, Dyrland, Sedoff, Balan

Absent: Fiamova

Nays: None. Motion carried.

ANNOUNCEMENTS –

City Planner Lindahl updated the Commission on the following items.

- The City did not receive any applications for the June Planning & Zoning Commission meeting agenda so staff has decided to cancel the meeting. As a replacement, staff is anticipating scheduling the second meeting of the Zoning Regulations Update Committee to review the first draft of the zoning update on June 22. More information will follow.
- Planning & Zoning Commission Vacancy Update: The City Council is in the process of interviewing candidates for Planning & Zoning, Park Board and Charter Commissions. The Council has stated that they would like to add two new youth members to both the Planning & Zoning Commission and Park Board. The appointed youth members begin at the July meeting and will be non-voting members, but will participate in discussions.
- The Blake Road Station development project was originally scheduled to be on the May Planning & Zoning Commission agenda; however, the applicant stated that they wished to pause the application process again while they consider further revisions and the financial viability of their proposal.
- Vista 44 Update: Beacon continues to work on finalizing their financing for the project. Beacon has been in contact with staff and are working towards securing all necessary building permits by spring 2022.

ADJOURN

Commissioner White moved, Commissioner Sedoff seconded, to adjourn the meeting.

Ayes: Sedoff, Stiele, White, Dyrland, Balan

Absent: Fiamova

Nays: None. Motion carried.

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Courtney Pearsall
Administrative Assistant