

PLANNING & ZONING COMMISSION MINUTES
July 23, 2019

A regular meeting of the Hopkins Planning & Zoning Commission was held on July 23, 2019, at 6:30 p.m. in the Training Room at Hopkins Fire Station. Present were Commission Members Samuel Stiele, Gerard Balan, Emily Fiamova, and Nathan White. Commissioners Laura Daly, Elizabeth Goeman and Kristin Hanneman were 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 Fiamova moved, Commissioner White seconded, to adopt the agenda. The motion was approved unanimously.

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS – None.

CONSENT AGENDA

Commissioner Stiele moved, Commissioner White seconded, to approve the minutes of the June 25, 2019 regular meeting. The motion was approved unanimously.

PUBLIC HEARING

1. Planning Application 2019-11-CON Beacon Multifamily Housing Concept Plan

Mr. Lindahl gave an overview of this item stating the applicant, Beacon Interfaith Housing Collaborative requests a concept plan review of a 4-story, 50 unit affordable multifamily apartment building (Vista 44). As a concept plan, this application does not require any approvals or denials and does not bind the City into any particular action. The applicant is requesting feedback from the Planning Commission, the City Council and the public before submitting a formal application. Prior to the public hearing, staff received six written comments and one phone call seeking more information on the project. Two comments were supportive and five comments were opposed to the proposal.

The applicant anticipates requesting rezoning to the Mixed Use district. Mr. Lindahl presented background on the standards for the Mixed Use district and detailed how the applicant plans to meet those requirements with their proposal and which areas the applicant still needs to address with their formal application.

Chairperson Balan opened the public hearing.

Addressing the Commission was Kevin Walker, Director of New Projects at Beacon Interfaith Housing Collaborative. Mr. Walker shared additional information about the proposed development, including the type of services and amenities that will be available to the residents.

Bart Nelson with Urban Works Architecture shared additional details on the design of the project and potential façade materials that will be used. Chairperson Balan asked about staff parking. The applicant responded that the goal is to have staff park underground with resident parking if there are spaces available.

Commissioner White questioned if support services would have their offices inside the development. Anna Petersmeyer, COO of Volunteers of America responded that there will be seven case managers on-site on a daily basis as well as a clinical supervisor. Tenant needs will determine how staff is utilized.

Pastor Joanna Mitchell, Pastor at Shepard of the Hills, spoke in support of the proposed development.

John Herbeck, resident at 105 13th Avenue South, asked about the cost of rent for the units, financing for the project, and parking. The applicant replied that proposed rents will range from \$800 - \$1250 and rental assistance will be provided for residents. The majority of the project will be financed by a private investor.

Kat Vann with Beacon shared information on a tour of another Beacon property, which was offered to neighboring residents of the proposed development in Hopkins, where they also had the opportunity to ask questions and give feedback.

Jenny Dillon, resident at 206 Harrison Avenue North talked about her previous experience with Habitat for Humanity and discussed the importance of stable housing for families.

Dennis Roof, previous Hopkins resident and current resident of 5855 Cheshire Parkway in Plymouth, shared concerns about parking, the potential impact on resources at Hopkins schools, storm water management, increasing the 350-foot radius for notices, and his preference for developing more middle-income housing. The applicant responded that there had been a prior meeting with the Hopkins school district and representatives expressed their support for the development. Mr. Lindahl also responded to the questions about parking, stating the proposed development will have more than the required amount of parking stalls.

Greg Zoidis, resident of 201 Homedale Road and board member of Beacon, discussed the need for more affordable housing and shared his support for the proposal.

Butch Johnson, resident at 140 11th Avenue North had general concerns about parking in Hopkins.

With no one else coming forward to speak, Commissioner Fiamova moved and Commissioner Stiele seconded to close the public hearing at 7:49 PM.

After some discussion that included the Mixed Use zoning, background checks, parking, façade materials and the positive impact of affordable and stable housing, the Commission expressed general support of the proposal. Mr. Lindahl stated that as a concept plan review, the application requires no formal action. Staff will compile the comments by the Planning Commission and the public to present to the City Council at their regular meeting on August 20 after which the applicant plans to submit a formal application.

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 2019-09-VA Ryan Variance was approved by the City Council at their regular meeting on July 16, following the Planning Commission's recommendation.
 - The final draft of the 2040 Comprehensive Plan has been submitted to the Metropolitan Council. Staff has sent out request for qualifications (RFQ) to consulting firms to work with the City on updating the zoning ordinance. Staff will begin to work with the selected consultant in early fall. The Planning Commission will be heavily involved in the process.
2. Staff will be arranging legal training for the Commission before the end of the year, which will cover some general legal issues that come before the Planning Commission.

ADJOURN

Commissioner Fiamova moved, Commissioner White seconded, to adjourn the meeting. The motion was approved unanimously. The meeting was adjourned at 8:17 p.m.

Respectfully submitted,



Courtney Pearsall

Administrative Assistant