

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 1, 2022**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Monday, August 1, 2022 at 6:32 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Hanlon called the meeting to order with Council Members Balan, Beck, Garrido and Hunke attending. Others attending included City Manager Mornson, Assistant City Manager Lenz, City Clerk Domeier, Management Analyst Imihy Bean, Director of Planning and Development Elverum, Community Development Coordinator Youngquist, City Planner Krzos and City Attorney Riggs.

ADOPT AGENDA

Motion by Garrido. Second by Balan.

Motion to Adopt the Agenda.

Ayes: Balan, Beck, Garrido, Hanlon, Hunke

Nays: None. Motion carried.

CONSENT AGENDA

Motion by Balan. Second by Hunke.

Motion to Approve the Consent Agenda.

1. Minutes of the July 19, 2022 City Council Meeting Proceedings
2. Approval of Temporary Liquor License for Hopkins Elks Lodge #2221; Domeier
3. Approval of Temporary On-Sale Liquor License for St. Gabriel the Archangel Catholic Church; Domeier
4. Extension of On-Sale Liquor License for LTD Brewing LLC DBA LTD Brewing Co.; Domeier
5. Ratify Checks Issued in July 2022; Bishop

Ayes: Balan, Beck, Garrido, Hanlon, Hunke

Nays: None. Motion carried.

NEW BUSINESS

VII.1. Site Plan Review for Renovation of 1301 Cambridge Street Cambridge Towers; Krzos

City Planner Krzos summarized City Council Report 2022-070. Link Wilson of Kaas Wilson Architects (on behalf of Hopkins Apartments LLC) request site plan approval to allow renovation of the property located at 1301 Cambridge Street.

Motion by Beck. Second by Balan.

Motion to adopt Resolution 2022-049 approving the Site Plan application from Hopkins Apartments LLC to rehabilitate the property located at 1301 Cambridge Street (PID 19-21-11-0126), subject to conditions.

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**Ayes: Balan, Beck, Garrido, Hanlon, Hunke
Nays: None. Motion carried.**

**VII.2. Hopkins Apartments Rezoning, Conditional Use Permit and Site Plan Review;
Krzos**

City Planner Krzos summarized City Council Report 2022-071. Brian Bochman with Enclave Companies, requested rezoning, conditional use permit and site plan approvals for the Hopkins Apartments development. Director of Planning and Development Director Elverum summarized the affordability definitions and components of the project. She also addressed sustainability issues previously raised noting that developer is requesting \$40,000 for rooftop solar panels.

Mr. Bochman addressed concerns raised and the Planning and Zoning Commission meeting regarding sustainability. He added that Enclave understands the value of the movie theater and is working with the Hopkins Center for the Arts to keep movies an option in Downtown Hopkins.

Lori LaGrange, 145 10th Avenue North, spoke in opposition of the project.

Wendy Goetz, 343 Van Buren Avenue North, spoke in opposition of the project.

Cindy Vlasack, 4810 Caribou Drive, Minnetonka, spoke in opposition of the project.

Luke Slindee, 130 8th Avenue North, spoke in favor of the project.

Jim Sapienza, 133 11th Avenue, spoke in opposition of the project.

Matthew Miller, 202 5th Avenue North, spoke to the Hopkins group looking to provide movie alternatives in Hopkins. The group is looking for opportunities to partner.

Nickie Johnson, 1117 Trailwood South, spoke in opposition of the project.

Jim Shirley, 32 11th Avenue South, spoke in opposition of the project.

Michon Ross, 7th Avenue South, spoke in opposition of the pride flags.

Rick Brausen, 345 13th Avenue North, spoke in favor of the project.

Gene Schneider, resident of Citigables, spoke to security and privacy issues of the project requesting more information.

Discussion was held about the public comment provided by email and previous meetings. Council requested the comments be included at an upcoming meeting.

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Mr. Bochman spoke to the security and privacy areas. The walking path provided on site will be large enough for emergency vehicles. The path will be lit and landscaped. Mr. Bochman also provided information on the potential to incorporate art into the project, the co-working spaces will be provided within the building and other apartment amenities similar to other apartments on Mainstreet. He also provided art ideas and potential updates to current businesses that are already part of the project.

Brief discussion was held about the emergency service vehicles being able to access the walkway. Mr. Krzos explained the fire departments recommendation noting the space was adequate for the fire needs. Mayor Hanlon requested more information on affordable housing and the AMI for the next meeting. Council Member Hunke questioned why the new zoning code was not applied to this project understanding there has been a transition. Mr. Bochman spoke to the façade requirements and the first floor units. Ms. Elverum did a review from the old code and against the new code and they worked together for the best option. Staff will provide an analysis on the issue.

Council Member Hunke wants the conditions to include the public art commitment. Council Member Balan supported having a new building full of customers to supporting local businesses. He spoke to market rate units and affordable units.

Council Member Beck spoke to expanding Mainstreet to the west and property owner rights. He shared the opportunity benefits to Mainstreet versus leaving the site vacant. Mayor Hanlon shared that the City tried to maintain a theater but also wants to maintain the existing Mainstreet. Mayor Hanlon wanted to see options in affordable housing and supported the sustainability initiatives.

Council Member Garrido concurred with Council thoughts. She was hopeful for a youth entertainment opportunities.

Council Member Balan did not support going above the \$1.25 million in financial assistance. Council Member Hunke appreciated how the developer collaborated with the City to bring this project to fruition. He spoke to changes made to the parking and first floor facades. He shared concerns about the additional financial ask to have the affordable housing units but supported sustainability initiatives.

Motion by Balan. Second by Garrido.

Motion to adopt Resolution 2022-050 approving the first reading of Ordinance 2022-1183 rezoning the subject property (PID 24-117-22-34-0249) from B-2, Central Business District to B-2, Central Business District with a Planned Unit Development (PUD), subject to conditions.

Ayes: Balan, Beck, Garrido, Hanlon, Hunke

Nays: None. Motion carried.

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Motion by Beck. **Second** by Hunke.

Motion to adopt Resolution 2022-051 approving a conditional use permit allowing a residential use in the B-2, Central Business District on the subject property (PID 24-117-22-34-0249), subject to conditions.

Ayes: Balan, Beck, Garrido, Hanlon, Hunke
Nays: None. Motion carried.

Motion by Hunke. **Second** by Garrido.

Motion to adopt Resolution 2022-052 approving the site plan for the Hopkins Apartments Mixed Use Building on the subject property (PID 24-117-22-34-0249), subject to conditions.

Ayes: Balan, Beck, Garrido, Hanlon, Hunke
Nays: None. Motion carried.

VII.3. First Reading: Ordinance Amending Chapter 6 of the Hopkins City Code Regarding Animals; Imihy Bean

Management Analyst Imihy Bean summarized City Council Report 2022-073. Staff has drafted an ordinance that would allow backyard chickens for institutional buildings, change the maximum number of chickens to four universally, simplify the coop setback and size requirements, and change the length of licenses

Council Member Beck questioned the golf course zoning. He proposed adding the golf course zoning designation to the next ordinance reading. Ms. Imihy Bean stated that in the new code a golf course would qualify to have chickens.

Motion by Beck. **Second** by Balan.

Motion to Adopt for First Reading, Ordinance 2022-1181, Amending Chapter 6 of the Hopkins City Code Regarding Animals.

Ayes: Balan, Beck, Garrido, Hanlon, Hunke
Nays: None. Motion carried.

VII.4. First Reading: Ordinance Extending the Term of the Franchise held by Comcast of Minnesota, Inc.; Lenz

City Manager Mornson summarized City Council Report 2022-067. The Southwest Cable Commission is in the process of negotiating a renewal with Comcast for our franchise agreement. The existing franchise agreement expired on August 1, 2022. Until a new agreement is finalized, Staff recommends extending the existing franchise agreement.

Motion by Hunke. **Second** by Garrido.

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Motion to Approve First Reading of Ordinance 2022-1182 extending the Term of the Franchise Held by Comcast of Minnesota, Inc.

Ayes: Balan, Beck, Garrido, Hanlon, Hunke
Nays: None. Motion carried.

ANNOUNCEMENTS

Mayor Hanlon provided the upcoming meeting schedule.

ADJOURNMENT

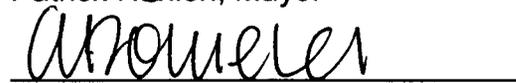
There being no further business to come before the City Council and upon a motion by Hunke, second by Balan, the meeting was unanimously adjourned at p.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:



Patrick Hanlon, Mayor



Amy Domeier, City Clerk