

PLANNING & ZONING COMMISSION MINUTES
August 24, 2021

A regular meeting of the Hopkins Planning & Zoning Commission was held on August 24, 2021, at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South, Hopkins. Present were Commission Members Nathan White, Gerard Balan, Douglas Dyrland, Maggie Sedoff, Whitney Terrill and Andrew Wright. Also present was City Planner Jason Lindahl. Chairperson Stiele was absent.

CALL TO ORDER

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

ADOPT AGENDA

Motion by Balan **Second** by Sedoff

Motion to Adopt the Agenda.

Ayes: All.

Nays: None. Absent: Stiele. Motion carried.

COMMUNITY COMMENT – None.

CONSENT AGENDA

Motion by Terrill **Second** by Wright

Motion to Approve the Consent Agenda

1. Minutes of the July 27, 2021 Planning & Zoning Commission Meeting

Ayes: All.

Nays: None. Absent: Stiele. Motion carried.

PUBLIC HEARINGS

1. Planning Application 2021-13 715 – 2nd Avenue South CUP (Kid Zone Early Learning Center)

City Planner Lindahl gave an overview presentation of this item. The applicant is requesting a conditional use permit to locate a daycare facility within the former Aspen Medical Clinic at 715 – 2nd Avenue South. The proposed facility will accommodate 152 children for daycare services. The applicant plans to add new fencing and playground areas, but no significant changes will be made to the exterior of the building. Staff received one email comment from Scott Smith at Wildamere Capital Management, LLC in Edina, who voice support for the conditional use permit and noted the need for additional childcare in the area. Staff is recommending approval of this request.

Commissioner Sedoff questioned how long the existing building has been vacant. Mr. Lindahl replied that the building has been vacant for approximately 12 months.

Vice Chairperson White opened the public hearing.

The applicant, Director of Kid Zone Early Learning Center Marcy Dearing (3938 Alabama Avenue South, St. Louis Park), addressed the Commission to provide background information on the daycare organization. Commissioner Sedoff questioned the reason for moving the daycare from the existing St. Louis Park location. Ms. Dearing responded that the daycare is renting from a church that is planning an addition of affordable housing in the space they have currently been occupying. Mr. Wright asked if the new space will accommodate more children. Ms. Dearing replied that they will be able to add about 60 more children along with additional staff. Commissioner Dyrland questioned the changes made to the interior of the building. Ms. Dearing stated they will be removing some walls and building seven classrooms and office space. Ms. Dearing also stated the daycare hopes to be open by winter should the application be approved.

Susan Morgan with BKV Group responded to Commissioner Dyrland's question about sound from the adjacent highway, stating that there is already an existing natural berm along the site and there will be no need for additional sound walls.

Motion by Balan **Second** by Sedoff

Motion to close the Public Hearing.

Ayes: All.

Nays: None. Absent: Stiele. Motion carried.

Motion by Wright **Second** by Terill

Motion to adopt Resolution 2021-19, recommending the City Council approve a conditional use permit allowing a daycare facility for the property located at 715 – 2nd Avenue South, subject to conditions.

Ayes: All.

Nays: None. Absent: Stiele. Motion carried.

Mr. Lindahl stated this application will be presented to the City Council at their September 7 meeting with the Planning and Zoning Commission's recommendation for approval.

OLD BUSINESS – None.

NEW BUSINESS

1. Planning Application 2021-15 325 Blake Road Concept Plan Review

Mr. Lindahl gave an overview presentation of this item. The applicant, Alatus, LLC on behalf of the property owner, the Minnehaha Creek Watershed District (MCWD), requests concept plan review for redevelopment of the property at 325 Blake Road (the former Cold Storage site). As proposed, approximately 4-5 acres will be retained by the MCWD for creek restoration and stormwater management with the remainder of the property available for redevelopment by Alatus. The proposal includes five multi-story residential buildings that will be a mix of affordable and market rate units, 33 townhomes, two restaurant pads, and recreation areas. As a concept review, this application requires no formal action from the Planning & Zoning Commission or City Council. The developer is requesting discussion and feedback to assist with drafting their formal applications.

Prior to the meeting, staff received two email comments after distribution of the packet materials:

- The Hopkins Housing Team voiced general support of the development and the inclusion of affordable housing options and would like to encourage inclusion of affordable units at 30% Area Median Income (AMI).
- Butch Johnson, resident at 140 11th Avenue North, would like to see mixed market rental options incorporated into the development.

After staff's overview, Chris Osmundson and Bob Lux from Alatus, LLC shared an in depth presentation on the concept plans of the proposed development. The presentation touched on previous development projects by Alatus, the guiding principles for redevelopment, integration of the regional water system, sustainability enhancements, spectrum of housing opportunities, project timeline and a detailed walk-through of the site plans.

Discussion between the Commission and developers included: traffic studies and consideration for traffic flow, parking, setbacks and sidewalk width, focusing on the pedestrian experience and alternative modes of transportation, mixed market rental options, project financing, family-oriented outdoor spaces, solar energy systems, goals for prioritizing women and minority-owned subcontractors for construction of the development, concerns over the height of the 14-story building, the community engagement process, building design and public access to the creek.

City Planner Lindahl stated that the concept plan item will be presented to the City Council at their September 7 meeting.

ANNOUNCEMENTS – None.

ADJOURN

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

Ayes: All.

Nays: None. Absent: Stiele. Motion carried.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,
Courtney Pearsall
Administrative Assistant