

**HOPKINS PLANNING & ZONING COMMISSION
REGULAR MEETING PROCEEDINGS
SEPTEMBER 26, 2023**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Planning & Zoning Commission was held on Tuesday, September 26, 2023 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Chairperson Wright called the meeting to order with Commission Members Terrill, Green, Fauchald, Ilstrup and Goodlund attending. Commissioner Nur joined the meeting late. Also present was City Planner Krzos.

ADOPT AGENDA

Motion by Terrill. **Second** by Ilstrup.

Motion Adopt Agenda as presented.

Ayes: Terrill, Green, Fauchald, Ilstrup, Goodlund.

Nays: None. Absent: Nur. Motion carried.

COMMUNITY COMMENT

None.

CONSENT AGENDA

Motion by Ilstrup. **Second** by Green.

Motion Approve the Consent Agenda

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

Ayes: Terrill, Green, Fauchald, Ilstrup, Goodlund.

Nays: None. Absent: Nur. Motion carried.

PUBLIC HEARING

1. **2023-13 Cassia Chapel View Care Center – Planned Unit Development and Conditional Use Permit**

City Planner Krzos provided a summary of Planning Application 2023-13. Augustana Land Development, LLC, requests land use approvals to allow redevelopment of the former Mizpah Church at 412 – 5th Avenue North into a two-story, 88-bed skilled nursing facility adjacent to their existing Chapel View campus. Andrew Centanni, Vice President of Building Design and Development for Cassia, addressed the Commission to share more information on the proposed development.

Commissioner Nur joined the meeting during staff's presentation.

Chairperson Wright opened the public hearing. Lynn Bialick, resident at 320 5th Avenue North, expressed concern regarding the neighboring rental properties. Sarah Flake, resident at 355 Sweet Briar Lane, shared concern about the former Chapel View facility potentially remaining vacant for many years once the new care center is constructed.

Motion by Green. **Second** by Nur.

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Motion Close the Public Hearing.

Ayes: All.

Nays: None. Motion carried.

The Commission discussed concerns regarding the rental properties and requested corporate responsibility. Mr. Centanni stated that they are aware of the issues and that it is in the process of being addressed.

Motion by Ilstrup. **Second** by Nur.

Motion Adopt Planning & Zoning Resolution 2023-13, recommending the Hopkins City Council approve the PUD Overlay Rezoning Ordinance and granting PUD Site Plan approval for 412 – 5th Avenue North, adding a condition to the PUD recommendation that the applicant provide additional information in the narrative discussing how they comply with the Community Connections section of the Comprehensive Plan, their position on corporate accountability, resolution of complaints and corporate social responsibility.

Ayes: All.

Nays: None. Motion carried.

Motion by Goodlund. **Second** by Ilstrup.

Motion Adopt Planning & Zoning Resolution 2023-14, recommending the Hopkins City Council approve the Conditional Use Permit allowing an 88-bed Skilled Nursing Facility at 412 – 5th Avenue North.

Ayes: All.

Nays: None. Motion carried.

2. 2023-14 Zoning Text Amendment for Office Uses in Mixed Use Zones

City Planner Krzos summarized Planning Application 2023-14. The City's updated zoning code established new provisions related to office uses in certain areas of Hopkins. Specifically, office uses are permitted only in upper stories in the MX-D and MX-TOD zones. New offices uses are prohibited from being located on the first floor within buildings within these zones. In the time since the code was adopted, staff has fielded inquiries from prospective office tenants about occupying spaces within the first floor of Mainstreet buildings. Staff revisited the policy and is proposing an ordinance amendment to expand eligibility for first floor offices uses in the MX-D and MX-TOD zones while still excluding first floor uses in certain buildings.

There were no community members in attendance for the public hearing.

The Commission discussed whether the amendment would be in keeping with the Comprehensive Plan's guidance around a vibrant, active downtown, how the new

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provisions would be implemented, and whether additional areas of the first floor should be eligible.

Motion by Green. **Second** by Ilstrup.

Motion Adopt Planning & Zoning Resolution 2023-15, recommending the Hopkins City Council approve an ordinance amending Article 5, Chapter 102 of the City Code Regarding Office Uses in Mixed Use Zones.

Ayes: Terrill, Fauchald, Ilstrup, Nur, Green, Wright.

Nays: Goodlund. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ANNOUNCEMENTS

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 Green, the meeting was unanimously adjourned at 8:05 p.m.

Respectfully Submitted,

Courtney Pearsall, Administrative Assistant