

PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES
October 14, 2020

A special meeting of the Hopkins Planning & Zoning Commission was held on October 14, 2020, at 6:30 p.m. by video conference call through Zoom in response to the COVID-19 emergency. Present were Commission Members Gerard Balan, Sam Stiele, Nathan White and Jason Miller. Also present was City Planner Jason Lindahl. Commissioners Emily Fiamova, Maggie Sedoff and Douglas Dyrland were absent.

CALL TO ORDER

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

NEW BUSINESS

1. Blake Road Station EAW Review

Mr. Lindahl introduced Andi Moffatt, Vice President of Environmental Services with WSB who reviewed the EAW (Environmental Assessment Worksheet) prepared by the developer's consultant, Kimley Horn. Ms. Moffatt gave an overview presentation of the proposed development, the state EAW process, responses to comments and next steps.

Ashley Payne and Trish Siegh with Kimley Horn, along with Bryan Farquhar with Trilogy Real Estate Group were available to answer questions from the Commission. Commissioner White asked about the phase II environmental assessment that found soil and groundwater contaminants and if that would have any impact on the project and the environmental review. Ms. Siegh responded with more information on the process to ensure proper mitigation of any contaminants. Chairperson Balan questioned funding sources for the project. Bryan Farquhar with Trilogy Real Estate Group replied that the majority of the funding will be private equity, but has not been fully determined at this time.

After general discussion, Commissioner White moved and Commissioner Miller seconded, to adopt Planning & Zoning Commission Resolution 2020-08, recommending the City Council make a negative declaration of need regarding an Environmental Impact Statement for the Blake Road Station Development. Mr. Lindahl stated that this item will be presented to the City Council at their regular meeting on October 20 with the Planning Commission's recommendation. The land use applications for this project are scheduled for the October 27 Planning & Zoning Commission agenda and the November 4 and 17 City Council agendas

ANNOUNCEMENTS

Mr. Lindahl updated the Commission on the following items:

- The land use applications for the Blake Road Station redevelopment are scheduled for the October 27, 2020 Planning Commission meeting. Also on that agenda is a concept plan

review for Hopkins Village II, a 44-unit apartment building to be located next to the existing Hopkins Village building located between 6th and 7th Avenues on Mainstreet.

- The City has received final approval of the Comprehensive Plan from the Met Council and are scheduling final action on the plan for the November 17, 2020 City Council meeting.
- The Zoning Ordinance Update Directions Report is almost complete. This report lays out the basic framework of what the zoning ordinance should look like. The document will be presented to the working group soon. The meeting will be virtual.

ADJOURN

Commissioner White moved, Commissioner Stiele seconded, to adjourn the meeting. The motion was approved unanimously. The meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Courtney Pearsall
Administrative Assistant