

**HOPKINS PLANNING & ZONING COMMISSION
REGULAR MEETING PROCEEDINGS
OCTOBER 25, 2022**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Planning & Zoning Commission was held on Tuesday, October 25, 2022 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Vice Chairperson Terrill called the meeting to order with Commission Members Wright, Sedoff, Goodlund, and Green attending. Chairperson White joined the meeting late. Commissioner Nur was absent. Also present were Planning & Zoning Commission Youth Members Georgia Erickson and Oliver Stiele, City Planner Krzos and Planner Howard, and representatives from Kaas Wilson Architects and IPG.

ADOPT AGENDA

Motion by Sedoff. **Second** by Green.

Motion to Adopt Agenda as presented.

Ayes: All.

Nays: None. Absent: Nur, White. Motion carried.

COMMUNITY COMMENT

None.

CONSENT AGENDA

Motion by Wright. **Second** by Goodlund.

Motion to Approve the Consent Agenda

1. Minutes of the September 27, 2022 Planning & Zoning Commission Meeting

Ayes: All.

Nays: None. Absent: Nur, White. Motion carried.

PUBLIC HEARING

1. 2022-12 513 7th Avenue South Short-Term Rental CUP

Planner Howard summarized the conditional use permit request to allow short-term rentals at the property located at 513 7th Avenue South. Staff recommends approval of the request, subject to conditions detailed in the resolution.

Vice Chairperson Terrill opened the public hearing. Chairperson White joined the meeting at 6:40 p.m.

Luke Slindee, resident at 130 8th Avenue North, questioned how many properties in the city are currently licensed for short-term rentals.

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The applicants, Yevgeniy Ogranovich and Anna Ovsyannikova, addressed the Commission to provide additional information for their request. Commissioner Green asked for more information on the applicant's short-term rental operations in other communities. Commissioner Sedoff questioned the number of dedicated off-street parking spaces for the home.

Motion by Terrill. **Second** by Green.

Motion to close the Public Hearing.

Ayes: All.

Nays: None. Absent: Nur. Motion carried.

Commissioner Wright requested clarification on the motion being made by the Planning & Zoning Commission for this item. Planner Howard further explained the Conditional Use Permit approval criteria. Additional comments from the Commission were regarding short-term rentals as a broader topic for further policy discussion outside of this specific request.

Motion by Terrill. **Second** by Goodlund.

Motion to adopt Planning & Zoning Commission Resolution 2022-09, recommending the City Council approve the Conditional Use Permit application for 513 7th Avenue South to be used for short-term rental, subject to conditions.

Ayes: All.

Nays: None. Absent: Nur. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

1. 2022-13 Knollwood Towers North Concept Plan Review

City Planner Krzos summarized the staff report for Planning Application 2022-13. As a concept review, the application does not require formal action by the Planning & Zoning Commission or City Council. The applicant, Kaas Wilson Architects on behalf of the property owner, Hopkins Apartments LLC, is requesting concept review for a proposed 7-story, 139-unit building. The proposed building would be constructed in place of the two existing structured parking buildings located at the southwest corner of Blake Road and Lake Street. The existing East and West multi-family buildings would remain as is.

As a concept review, the item does not require a public hearing. However, the Commission agreed to allow public comment during the meeting.

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Christina, a resident at Knollwood Towers East, expressed frustration with ongoing issues in the two existing apartment buildings on the site, and concern that the new proposed parking ramp will not have a connection to those existing buildings.

Luke Slindee, 130 8th Avenue North, commented on the setback requirements, pedestrian access along Blake Road and park dedication fees.

Ben Delwiche with Kaas Wilson Architects provided detail on the discussion and feedback received during the neighborhood meeting. One of the main concerns heard from residents was parking during construction of the ramp. Mr. Delwiche shared the proposed construction phasing and temporary parking plan for the project. Accessible parking stalls will be added to the new parking ramp as well as in the temporary surface parking. The new ramp will take an estimated 16 weeks to complete.

Chairperson White commented that he did not see an issue moving forward with a Planned Unit Development (PUD) agreement as long as the parking ratio was met. Mr. Delwiche stated that the current plan will have 1.26 stalls per unit. Commissioner Sedoff shared concern about the inconvenience to residents during construction and requested further clarification on the parking deficit during the construction phases. During Phase I the deficit would be 206 stalls with an approximate added 65 temporary parking spaces. Chairperson White questioned the setbacks and said that if the building could not be moved closer to the street that consideration should be given to creating a more pedestrian-friendly environment. Commissioner Wright also commented on the setbacks and questioned if retail would be allowed in the development. Commissioner Goodlund asked if additional parking levels could be added to the underground parking of the new building. Further discussion from the Commission included parking, trash storage, setbacks, access along Blake Road, and impact on residents of the existing East and West buildings. Commissioner Wright spoke to the feedback and comments received from those residents and how their concerns will be addressed. Commissioner Wright continued, asking if improvements to the existing buildings could be an acceptable condition of a PUD agreement. Commissioner Green asked what amenities would be included in the new building. Commissioner Sedoff also spoke to the issues and concerns expressed by residents of the existing buildings. City Planner Krzos stated that there are a number of corrective orders with those two buildings. Chairperson White mentioned including sustainability features.

City Planner Krzos stated that the concept plan will also be reviewed at the November 1 City Council meeting.

2. 2022-15 102 & 106 11th Avenue South Concept Plan Review

City Planner Krzos summarized the staff report for Planning Application 2022-15. As a concept review, the application does not require formal action by the Planning & Zoning Commission or City Council. The applicant, Sachin Chauhan, is requesting concept plan

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review for redevelopment of the properties at 102 and 106 11th Avenue South. The concept proposal calls for a five-story, 36-unit multi-family apartment building. The applicant, Sachin Chauhan and colleague Fernando, provided the Commission with additional information regarding their proposed plans for the development. Discussion with the Commission included density, sustainability measures, parking and traffic concerns, trash storage and collection, unit types and affordability,

As a concept review, the item does not require a public hearing. However, the Commission agreed to allow public comment during the meeting.

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

City Planner Krzos stated that the concept plan will also be reviewed at the November 1 City Council meeting.

ANNOUNCEMENTS

City Planner Krzos shared the following updates and announcements:

- On November 14 the 2023 Planning & Zoning Commission Work Plan will be presented to the City Council.
- Building permit applications have been submitted for the Ovation Apartments redevelopment.
- The City has contracted with Culture Brokers, a local consultant, to do an organizational assessment and racial equity strategic action plan. As part of the assessment, they will be sending a survey to stakeholders which includes the Planning & Zoning Commission members.
- State of the City and Taste of Hopkins event will be on January 26.
- Commissioner Green shared that Saturday, October 29 is Halloween in Hopkins and November 12 is the Art Center's Art from the Attic fundraiser.

ADJOURNMENT

Motion by Sedoff. **Second** by Terrill.

Ayes: All.

Nays: None. Absent: Nur. Motion carried.

The meeting adjourned at 8:36 p.m.

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Respectfully submitted,
Courtney Pearsall, Administrative Assistant

ATTEST:

Nathan White, Chairperson