

PLANNING & ZONING COMMISSION MINUTES
October 26, 2021

A regular meeting of the Hopkins Planning & Zoning Commission was held on October 26, 2021, at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South, Hopkins. Present were Commission Members Nathan White, Douglas Dyrland, Whitney Terrill and Andrew Wright. Also present was City Planner Jason Lindahl. Commissioners Gerard Balan and Maggie Sedoff were absent.

CALL TO ORDER

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

ADOPT AGENDA

Motion by Terrill **Second** by White

Motion to Adopt the Agenda.

Ayes: All.

Nays: None. Absent: Balan, Sedoff. Motion carried.

COMMUNITY COMMENT – None.

CONSENT AGENDA

Motion by Dyrland **Second** by Wright

Motion to Approve the Consent Agenda

1. Minutes of the August 24, 2021 Planning & Zoning Commission Meeting

Ayes: All.

Nays: None. Absent: Balan, Sedoff. Motion carried.

PUBLIC HEARINGS

1. Planning Application 2021-16 Zoning Code Text Amendment – Conditional Uses in the Residential Districts

City Planner Lindahl gave an overview presentation of this item. The applicant, Sue Gonyea, is requesting a zoning code text amendment to expand the conditional uses allowed in R-4, Medium Density Multiple Family and R-5, High Density Multiple Family residential zones. The applicant owns the former church property at 41 – 12th Avenue North, which is zoned R-4, Medium Density Multiple Family and is looking for additional ways to utilize her property as a community space. The R-4 and R-5 districts currently allows for group living, accessory retail or office, private clubs or lodges, motels, or public or quasi-public uses. The zoning change would revise the public or quasi-public use category to specifically include community assembly and arts education uses. Approval of

this request would allow any property owner in the R-4 or R-5 district to use their property for community assembly or arts education uses provided they receive approval for a conditional use permit.

Chairperson Stiele opened the public hearing. The applicant, Sue Gonyea, came forward to discuss her background in non-profit work and her plans for the space and received support from the Commission. No other members of the public wished to speak during the public hearing.

Motion by White **Second** by Terrill

Motion to close the Public Hearing.

Ayes: All.

Nays: None. Absent: Balan, Sedoff. Motion carried.

Motion by Wright **Second** by Terrill

Motion to adopt Resolution 2021-20 recommending the City Council approve an ordinance amending the City Code related to conditional uses in the residential districts.

Ayes: All.

Nays: None. Absent: Balan, Sedoff. Motion carried.

Mr. Lindahl stated this application will be presented to the City Council at their November 3 meeting with the Planning and Zoning Commission's recommendation for approval.

2. Planning Application 2021-18 Zoning Code Text Amendment – Accessory Uses in the Mixed Use District

City Planner Lindahl gave an overview presentation of this item, which was initiated by staff as a “housekeeping” item to revise the City Code related to accessory uses in the Mixed Use zoning district. It is intended to create an accessory uses category within the Mixed Use district, which was inadvertently overlooked when the district was created. Currently, the Mixed Use district limits hotels to the Downtown subarea as a principal use. In the years since these regulations were drafted, the hotel and hospitality industry has evolved to include a variety of different hotel types such as short-term rentals and smaller options in a portion of other buildings.

The proposed text amendment would create an accessory use section in the Mixed Use regulations and establish hotels as an accessory use in the Urban Neighborhood subsection of this zoning district.

Discussion with the Commission and staff included questions about the inspections process for hotel uses, process for future development proposals that would include a hotel use and potential for a future lodging tax. City Planner Lindahl stated that the residential portion of any building would be subject to the City's rental licensing process and the hotel portion would subject to

Hennepin County's lodging licensing process. Mr. Lindahl continued, sharing that the City could establish a lodging tax which is being discussed with City staff and the City Attorney.

Chairperson Stiele opened the public hearing. No one from the public came forward to speak.

Motion by Terrill **Second** by White

Motion to close the Public Hearing.

Ayes: All.

Nays: None. Absent: Balan, Sedoff. Motion carried.

Motion by Wright **Second** by Dyrland

Motion to adopt Resolution 2021-21 recommending the City Council approve an ordinance amending the City Code related to accessory uses in the Mixed Use zoning district.

Ayes: All.

Nays: None. Absent: Balan, Sedoff. Motion carried.

Mr. Lindahl stated this application will be presented to the City Council at their November 3 meeting with the Planning and Zoning Commission's recommendation for approval.

OLD BUSINESS – None.

NEW BUSINESS – None.

ANNOUNCEMENTS

City Planner Lindahl updated the Commission on the following items:

- The November Planning & Zoning Commission meeting agenda will include a number of public hearings for the 325 Blake Road EAW, PUD Rezoning, Subdivision and four individual site plan review applications. Also on the agenda is an application from the Blake School to construct an additional building for an early learning center and relocation of their bus garage.
- The December Planning & Zoning Commission meeting is scheduled for December 28. If the City receives applications for the December agenda, staff would propose moving the meeting date to Monday, December 13.

ADJOURN

Commissioner Terrill moved, Commissioner White seconded, to adjourn the meeting.

Ayes: All.

Nays: None. Absent: Balan, Sedoff. Motion carried.

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,
Courtney Pearsall
Administrative Assistant