

PLANNING & ZONING COMMISSION MINUTES
October 27, 2020

A regular meeting of the Hopkins Planning & Zoning Commission was held on October 27, 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, Douglas Dyrland, Maggie Sedoff, Emily Fiamova and Jason Miller. Also present were City Planner Jason Lindahl, Dan Walsh with Trellis and Chris Wegscheid with LHB Architects.

CALL TO ORDER

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

ADOPT AGENDA

Commissioner Dyrland moved, Commissioner Sedoff seconded, to adopt the agenda. The motion was approved unanimously.

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS

CONSENT AGENDA

Commissioner Fiamova moved, Commissioner White seconded, to approve the minutes of the August 25, 2020 Planning & Zoning Commission regular meeting, the minutes of the September 22, 2020 Planning & Zoning Commission Work Session and the minutes of the October 14, 2020 Planning & Zoning Commission Special Meeting.

PUBLIC HEARING – None.

OLD BUSINESS – None.

NEW BUSINESS -

1. Hopkins Village II Concept Plan

Mr. Lindahl gave an overview of this item stating that the applicant, Dan Walsh with Trellis Community Housing Corporation, requests concept plan review for the Hopkins Village II development. The subject property is located at the southwest corner of Mainstreet and 6th Avenue South. The applicant's plans call for a 5-story 44-unit infill apartment building on what is currently the surface parking lot for the existing Hopkins Village development.

Mr. Lindahl reviewed the three versions of the plans for the development and the potential review process going forward.

Dan Walsh addressed the Commission with background on Trellis, a multi-family affordable housing developer, and details on the proposed Hopkins Village II development. Mr. Walsh and Chris Wegscheid from LHB Architects were present to answer questions from the Commission.

Discussion from the Commission included: interior ceiling height, building signage, plans for greenspace around the building, parking, population of the development, sustainable features, bicycle and pedestrian considerations, required zoning approvals, distance between existing building and the proposed development, building height, overnight street parking and requiring a neighborhood meeting. Overall, the Commission was generally supportive of the proposed development and the statements made by the City Council including:

- General support for the workforce type housing.
- Support for including larger 3-bedroom units.
- A 5-story building is ok provided the architecture fits in with Mainstreet.
- The Council preferred the Version 1 design over the Version 3 design.
- The applicant should add more “historic” architectural features to make the building more compatible with Mainstreet.
- The applicant should update the parking and traffic study to reflect the new site design and unit count.
- The applicant should make every effort to insure parking from their development occurs on their site and does not impact the surrounding neighborhood.
- The applicant should add buffering and landscaping to help screen the parking area from adjacent properties.

Mr. Walsh stated that Trellis plans to refine the design and within a month or two have something to present for a neighborhood meeting. There will also be an updated parking study. The final site plan review process is anticipated for early 2021.

ANNOUNCEMENTS –

City Planner Lindahl updated the Commission on the following items.

- The proposed Blake Road Station redevelopment item has been tabled as requested by the applicant. There currently is no timeline for when this item will be revisited, but the applicant has indicated that it is a temporary pause as they revise some of their plans.
- The City has received final approval of the 2040 Comprehensive Plan from the Metropolitan Council. The final step in the process is final approval from the City Council at their November 17 meeting.

ADJOURN

Commissioner White moved, Commissioner Stiele seconded, to adjourn the meeting. The motion was approved unanimously. The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Courtney Pearsall
Administrative Assistant