

**HOPKINS PLANNING & ZONING COMMISSION
REGULAR MEETING PROCEEDINGS
APRIL 25, 2023**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Planning & Zoning Commission was held on Tuesday, April 25, 2023 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Chairperson White called the meeting to order with Commission Members Wright, Terrill, Goodlund, Nur, Green, Sedoff and Youth Members Stiele and Erickson attending. Also present was City Planner Krzos and representatives from Agape Christi Academy.

ADOPT AGENDA

Motion by Sedoff. **Second** by Wright.

Motion to Adopt Agenda as presented.

Ayes: All.

Nays: None. Absent: Terrill. Motion carried.

COMMUNITY COMMENT

None.

CONSENT AGENDA

Motion by Green. **Second** by Goodlund.

Motion to Approve the Consent Agenda

1. Minutes of the February 28, 2023 Planning & Zoning Commission Meeting

Ayes: All.

Nays: None. Absent: Terrill. Motion carried.

PUBLIC HEARING

1. **2023-02 Rezoning and Conditional Use Permit Amendment for 1428 Preston Ln (Agape Christi Academy)**

City Planner Krzos summarized the staff report for Planning Application 2023-02.

Commissioner Terrill joined the meeting at 6:40 p.m.

Representatives from Agape Christi Academy addressed the Commission to provide additional information on their proposal for the school and plans for the proposed recreational open at 1428 Preston Lane.

Commissioner Sedoff questioned how the recreational space would be utilized for athletics. Commissioner Green addressed the community comments regarding traffic, pick up and drop off plans for the school and how the south parking lot would be used. Commissioner Goodlund questioned if there are any alternative plans for the rectory if the request for rezoning is denied. Commissioner Wright requested clarification on the

**HOPKINS PLANNING & ZONING COMMISSION
REGULAR MEETING PROCEEDINGS
APRIL 25, 2023**

zoning of the rectory property and the accessory garage which is located on the church parcel.

Chairperson White opened the public hearing at 7:04 p.m.

David Murrin, resident at 1409 Boyce Street, did not speak directly for or against the proposal, but spoke in favor of the school operating out of the church and shared concerns about traffic.

Red Peterson, resident at 100 Interlachen Road, did not speak directly for or against the proposal, but spoke in favor of the school operating out of the church and shared concerns about traffic.

Tim Whalen, resident at 142 Oakwood Road, spoke in favor of rezoning the rectory property to allow for recreational green space.

Judy Stitzel, resident at 1501 Preston Lane, spoke against rezoning and demolition of the rectory due to concern with noise and privacy.

Michele Robidoux, resident at 1417 Preston Lane, did not speak directly for or against the proposal but shared concern regarding change to the neighborhood.

Motion by Terrill. **Second** by Nur.

Motion to close the Public Hearing.

Ayes: All.

Nays: None. Motion carried.

Further discussion from the Commission included traffic flow, discussion topics from the neighborhood meeting, preservation of single family homes, alternative plans to incorporate additional green space without rezoning and demolition of the rectory, adding conditions to the recommendation from the Planning & Zoning Commission that asks the applicant to present more detailed plans for the proposed green space to the City Council and provide opportunity for further community engagement, questioning if denial of the proposal would ultimately affect the sale of the church campus to Agape Christi Academy.

Motion by Sedoff. **Second** by Goodlund.

Motion to adopt a resolution recommending the City Council approve requests for Rezoning and a Conditional Use Permit for the property located at 1428 Preston Lane.

Ayes: Terrill, Sedoff, White, Nur, Goodlund.

Nays: Green, Wright. Motion carried.

**HOPKINS PLANNING & ZONING COMMISSION
REGULAR MEETING PROCEEDINGS
APRIL 25, 2023**

OLD BUSINESS

1. 2023 Public Engagement Plan Discussion

City Planner Krzos updated the Commission on the subcommittee discussion of the Planning & Zoning Commission's public engagement plan. The Commission was in support of tabling at Mainstreet Day on May 20, at one or more farmer's market events, and the Fire Department open house in the fall. At each event, an informational handout on the role of the Commission will be available, along with information on Accessory Dwelling Units.

The Commission engaged in additional discussion regarding the engagement plan and suggested an additional meeting of the subcommittee on May 4 to finalize details ahead of the Mainstreet Day event.

NEW BUSINESS

None.

ANNOUNCEMENTS

City Planner Krzos updated the Commission on past projects and upcoming zoning applications.

ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission and upon a motion by Green, second by Sedoff, the meeting was unanimously adjourned at 8:10 p.m.

Respectfully Submitted,

Courtney Pearsall, Administrative Assistant