

**HOPKINS PLANNING & ZONING COMMISSION
REGULAR MEETING PROCEEDINGS
JULY 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, July 25, 2023 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Acting Chairperson Goodlund called the meeting to order with Commission Members Terrill, Nur, Green, Fauchald and Ilstrup attending. Commissioner Wright and Youth Members Stiele and Erickson were absent. Also present was City Planner Krzos and Planner Howard.

Acting Chairperson Goodlund welcomed the new Planning & Zoning Commission Members.

ADOPT AGENDA

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

Motion Adopt Agenda as presented.

Ayes:

Nays: None. Absent: Wright. Motion carried.

COMMUNITY COMMENT

None.

CONSENT AGENDA

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

Motion Approve the Consent Agenda

1. Minutes of the June 27, 2023 Planning & Zoning Commission Meeting

Ayes:

Nays: None. Absent: Wright. Motion carried.

PUBLIC HEARING

1. 2023-06 238 15th Avenue North Lot Width Variance

Planner Howard summarized staff report 2023-06. The applicant, Dale Moldenhauer requested a variance to the minimum lot width standard to subdivide an existing parcel into two lots. Planner Howard noted that no building permits had been submitted for construction of a new structure and the scope of the variance is limited to the subdivision request.

Mr. Moldenhauer provided additional background on the property and his intention with the parcel if the variance is approved.

Acting Chairperson Goodlund opened the Public Hearing. There were no public comments.

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REGULAR MEETING PROCEEDINGS
JULY 25, 2023**

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

Motion Close the Public Hearing.

Ayes: All.

Nays: None. Absent: Wright. Motion carried.

Alan Schutte, resident at 215 15th Avenue North, questioned where the front of the house and garage access would be located. City Planner Krzos stated that the house would likely face 15th Avenue and driveway access would be off of the rear alley.

Motion by Fauchald. **Second** by Illstrup.

Motion Adopt Resolution 2023-08 recommending the Hopkins City Council approve the variance request

Ayes: All.

Nays: None. Absent: Wright. Motion carried.

2. 2023-07 314 Mainstreet (Walser Chrysler) Planned Unit Development and Amended Conditional Use Permit

City Planner Krzos summarized staff report 2023-07. Walser Chrysler Estate Inc. requested land use approvals to allow an expansion of the Walser Chrysler vehicle sales lot at 314 Mainstreet onto property acquired from the Hennepin County Railroad Authority located to the south of the facility. Brief discussion included grading and drainage plans.

David Philips, architect for Walser Real Estate and Automotive Group, addressed the Commission to provide additional information on the landscaping plan.

Acting Chairperson Goodlund opened the Public Hearing. There were no public comments.

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

Motion Close the Public Hearing.

Ayes: All.

Nays: None. Absent: Wright. Motion carried.

Motion by Terrill. **Second** by Illstrup.

Motion Adopt Planning & Zoning Resolution 2023-09 recommending the Hopkins City Council approve the PUD Overlay Rezoning Ordinance and granting PUD Site Plan approval for 314 Mainstreet.

Ayes: All.

Nays: None. Absent: Wright. Motion carried.

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REGULAR MEETING PROCEEDINGS
JULY 25, 2023**

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

Motion Adopt Planning & Zoning Resolution 2023-10 recommending the Hopkins City Council approve the Conditional Use Permit Amendment allowing an expansion to the vehicle sales and service use at 314 Mainstreet.

Ayes: All.

Nays: None. Absent: Wright. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

1. Discussion of Further Amendments to Attached Garage Setbacks in N3-B Zones

City Planner Krzos stated that the purpose of the discussion was for staff to present information on options regarding further amendments to the code to allow front-loaded garages in N3-B zones when properties are not served by an alley. At previous meetings, both the Planning & Zoning Commission and City Council voted to deny a requested variance to allow a home to be constructed with a front-loaded garage at 13 Harrison Avenue South and approved an ordinance amending the zoning code regarding attached garage setbacks in N3-B zones for properties without an alley. The City Council directed staff to consider options to further amend the code so that it would allow homes of a similar design as the home proposed at 13 Harrison Avenue South on properties in the N3-B zone that do not have alley access.

Some of the modifications staff has considered was allowing front-loaded garages that extend past the front of the principal property only on new construction in N3-B zones that do not have alley access, limiting the size of garage doors to 16 feet and requiring windows on garages. Discussion from the Commission was generally supportive of further amending the code as presented by staff.

Briana Frederick, property owner of 13 Harrison Avenue South, addressed the Commission to state that the garage on the proposed house would not be the main focal point of the property.

The Planning & Zoning Commission will hold a public hearing for the formal ordinance amendment at the August 22 meeting which will afterwards be presented to the City Council for final approval.

ANNOUNCEMENTS

City Planner Krzos updated the Commission on past projects and upcoming agenda items. Planner Howard shared information on upcoming engagement for future 17th Avenue reconstruction which would include dedicated bicycle and pedestrian features. Commissioner Goodlund explained the Planning & Zoning Commission's goals for increased public engagement to the new Commissioners.

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ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission and upon a motion by Terrill, second by Green, the meeting was unanimously adjourned at 7:38 p.m.

Respectfully Submitted,



Courtney Pearsall, Administrative Assistant