

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

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins Planning & Zoning Commission was held by virtual means pursuant to Minnesota Statute 13D.021 in response to the COVID-19 emergency on Tuesday, January 25, 2022 at 6:30 p.m.

Chairperson Stiele called the meeting to order with Commission Members White, Dyrland, Terrill, Wright and Sedoff attending. Also present was City Planner Lindahl and Management Analyst Imihy Bean.

**ADOPT AGENDA**

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

**Motion to Adopt the Agenda as presented.**

**Ayes: Sedoff, White, Wright, Dyrland, Stiele, Terrill**

**Nays: None. Motion carried.**

**COMMUNITY COMMENT**

None.

**CONSENT AGENDA**

**Motion by White. Second by Terrill.**

**Motion to Approve the Consent Agenda**

1. Minutes of the November 23, 2021 Planning & Zoning Commission Meeting

**Ayes: Terrill, White, Wright, Dyrland, Sedoff, Stiele**

**Nays: None. Motion carried.**

**PUBLIC HEARINGS**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**1. Zoning Equity Working Group Report**

Management Analyst Peggy Sue Imihy Bean provided an overview of the work done by the zoning equity subcommittee and their recommendations for the zoning code update. The overview summarized each area of potential zoning reform and staff next steps. The areas of potential zoning reform included: bike and pedestrian infrastructure requirements; building materials; form-based code design; sustainable development and solar requirements; increased notification standards; streetscaping; landscaping

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and lighting; accessory dwelling units; standards in single-family home neighborhoods; inclusionary zoning and inclusionary housing policy; and parking standards.

Commissioner Sedoff questioned how the City will ultimately use the recommendations from the zoning equity subcommittee. Planner Lindahl explained the overall process of the zoning code update and how the equity recommendations would be incorporated.

Commissioner White and Commissioner Sedoff voiced concern over allowing two-unit dwellings in additional zoning districts. Commissioner Sedoff requested further clarification on the language used to describe single family neighborhoods and how they are a direct result of exclusionary zoning practices. Analyst Imihy Bean provided background information on how zoning has historically been used as an exclusionary practice to exclude communities of color from purchasing homes through racially restrictive covenants and bank lending processes. Commissioner Wright commented on how these equity recommendations start the process of righting the damage of the past. After additional discussion between the Commissioners relating to racial equity and the history of exclusionary zoning and housing policies, Ms. Imihy Bean concluded her overview of the recommendations from the zoning equity subcommittee.

## **2. Planning & Zoning Commission 2022 Work Plan**

City Planner Lindahl summarized the Advisory Board Handbook, which was developed as a resource to help guide the work of the City's boards and advisory commissions, and the Planning & Zoning Commission's 2022 Annual Work Plan. In 2022, the work plan will include review of the updated zoning ordinance, training opportunities and the process to work with the City Council to develop the 2023 work plan.

Discussion on the work plan included opportunities for additional education on zoning history and other relevant topics and adding items to the work plan.

Planner Lindahl stated that the next step is to present the work plan to the City Council and begin to implement the plan in the following months.

## **ANNOUNCEMENTS**

### **1. Planning & Zoning Commission Training**

Chairperson Stiele requested that staff provide the training video to the Commissioners to watch remotely outside of the meeting.

## **ADJOURNMENT**

**Motion** by Dyrland. **Second** by Terrill.

**Ayes: White, Wright, Dyrland, Sedoff, Terrill, Stiele**

**Nays: None. Motion carried.**

The meeting adjourned at 8:30 p.m.

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Respectfully submitted,  
Courtney Pearsall, Administrative Assistant

ATTEST:



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Samuel Stiele, Chair

