

**HOPKINS PLANNING & ZONING COMMISSION
REGULAR MEETING PROCEEDINGS
AUGUST 22, 2023**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Planning & Zoning Commission was held on Tuesday, August 22, 2023 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Chairperson Wright called the meeting to order with Commission Members Terrill, Nur, Green, Fauchald, Illstrup and Goodlund attending. Also present was City Planner Krzos and Planner Howard.

ADOPT AGENDA

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

Motion Adopt Agenda as presented.

Ayes:

Nays: None. Motion carried.

COMMUNITY COMMENT

None.

CONSENT AGENDA

Motion by Illstrup. **Second** by Green.

Motion Approve the Consent Agenda

1. Minutes of the July 25, 2023 Planning & Zoning Commission Meeting

Ayes:

Nays: None. Motion carried.

PUBLIC HEARING

1. **2023-11 Text Amendment for Attached Garage Setbacks for New Construction in N3-B Zones**

Planner Howard summarized Planning Application 2023-11. In July of 2022, the City's zoning code update established new provisions related to setbacks for attached garages relative to the main principal building's front façade in neighborhood zones and the allowed locations for garage doors in order to encourage development that is human-scaled and pedestrian-oriented. The code update originally required attached garages in N3-B zones to be set back 30 feet from the main principal building's front façade and only allowed garage doors to be located on the rear, side, or side street façade. These standards reflect that most properties located in N3-B zones are served by improved alleys. However, this presented design challenges to property owners in the N3-B zone that are not served by an improved alley, including a home proposed at 13 Harrison Avenue South for which variances were requested but denied by the Planning & Zoning Commission and City Council. The City Council instead directed staff to further amend the code in order to allow homes designed in the same manner as 13 Harrison Avenue South to be constructed in N3-B zones on undeveloped lots that are not served by alleys.

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The proposed ordinance would allow garage additions to be constructed to the same setback as the existing garage in legally nonconforming attached garages on N3-B properties that do not have access to an improved alley. The ordinance would also allow attached garages to project in front of the principal building's front façade by up to 12 feet for new construction on vacant N3-B lots that lack access to an improved alley if specific conditions to garage width, height and opacity are met.

Chairperson Wright opened the public hearing. There were no public comments.

Motion by Goodlund. **Second** by Illstrup.

Motion Close the Public Hearing.

Ayes: All.

Nays: None. Motion carried.

Motion by Green. **Second** by Nur.

Motion Adopt Planning & Zoning Resolution 2023-12, recommending the Hopkins City Council approve an ordinance amending Chapter 102 of the City Code Regarding Attached Garage Setbacks for New Construction in N3-B Zones.

Ayes: All.

Nays: None. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

1. 2023-10 Hopkins Rail Support Facility (1515 6th Street South) Review

City Planner Krzos summarized Planning Application 2023-10. The Metropolitan Council via Metro Transit's Green Line Light Rail Extension (LRT) project is proposing to construct an approximately 24,000 square foot maintenance facility at 1515 6th Street South. The proposed building will contain truck garage space, workshop areas, warehousing and office spaces. The facility will be staffed 24-hours a day by approximately 50 full-time equivalent employees. There was no formal action taken on the item. The Planning & Zoning Commission was asked to provide feedback and review the proposed facility for compliance with the Comprehensive Plan.

Ryan Kronzer, Assistant Director for Design Engineering and Joe Johnson, Design Lead from the Metropolitan Council provided a construction update on Green Line extension and additional information about the rail support facility. General discussion from the Commission focused on proposed landscaping, outdoor storage, truck circulation, impervious coverage and sustainability aspects including storm water, wastewater, and solar energy potential.

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Motion by Fauchald. **Second** by Terrill.

Motion Adopt Planning & Zoning Resolution 2023-11, finding that the proposed Hopkins Rail Support Facility is consistent with the Comprehensive Plan, with the inclusion of an amendment that the resolution drafted for City Council approval includes language related to the City goals discussed during the Planning & Zoning Commission meeting.

Ayes: All.

Nays: None. Motion carried.

ANNOUNCEMENTS

City Planner Krzos updated the Commission on past projects and upcoming agenda items.

ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission and upon a motion by Goodlund, second by Green, the meeting was unanimously adjourned at 7:55 p.m.

Respectfully Submitted,



Courtney Pearsall, Administrative Assistant