

Planning Commission

August 9, 2021 – 7 pm

REGULAR MEETING MINUTES

This meeting was conducted in a hybrid format with in-person and remote options for attending, participating, and commenting. The City used Webex to conduct this meeting and members of the public were able to monitor the meetings by watching it on Comcast cable channel 16, by streaming it on CCXmedia.org, or by dialing in to the public call-in line.

1. Call to Order

The meeting was called to order at 7:00 by **Chair Pockl**. Chair Pockl introduced a new Planning Commissioner, Michael Ruby.

Roll Call

Commissioners in person: Adam Brookins, Andy Johnson, Lauren Pockl, Mike Ruby, Chuck Segelbaum
Commissioners virtual: None
Commissioners absent: Rich Baker
Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner
Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

Chair Pockl asked for a motion to approve the agenda.

Commissioner Johnson commented that Comp Plan alignment was not on the agenda that evening. He added that staff stated there was a 9-month deadline and it seems that has lapsed.

MOTION made by **Commissioner Segelbaum**, seconded by **Commissioner Brookins**, to approve the agenda of August 9, 2021. Motion carried.

3. Approval of Minutes

Chair Pockl asked for a motion to approve the minutes from July 26, 2021.

Commissioner Segelbaum noted a typo that states he was absent.

MOTION made by **Commissioner Johnson**, seconded by **Commissioner Brookins**, to approve minutes, with additions. Motion carried.

4. Public Hearing – Pawn Shops, Precious Metal Dealers, and Payday Lenders

Applicant: The City of Golden Valley

Myles Campbell, Planner, reminded the group that in August 2020 Council placed a moratorium on new pawnshops, precious metal dealers, and payday lenders. Staff had planned to table further zoning discussion until licensing amendments were further developed, however the interim ordinance establishing the use moratorium cannot be extended. Therefore, the City Manager has



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directed staff and the Planning Commission to proceed with a recommendation to City Council for adopting reasonable zoning regulations in August 2021.

Campbell recapped the July 26th meeting to bring Commissioner Ruby up to speed and remind other Commissioners about the conversation.

Staff reviewed Commissioner modifications and answered questions around the City's ability to prohibit these uses, land use regulation, the benefits to alternative banking, and the proposed language.

Campbell presented specific edits in the proposed new code language.

Recommended Action

Staff recommends amending the text of Section 113-1: Definitions and Section 113-92: Commercial (C) Zoning District, in order to better regulate pawnshops, precious metal dealers, consumer small loan lenders and currency exchanges.

Commissioner Segelbaum asked about definition of pawnshop and staff reviewed in code.

Commissioner Johnson asked if definitions of use are consistent with state law and if there were probations against bars on windows and if that conflicts with visibility regulations. Staff reviewed code language and discussed that bars aren't considered a visibility restriction. The discussion moved on to a potential buffer and a map illustrating potential buffers was utilized. Peer community buffer zones were discussed as well.

Chair Pockl opened the public hearing at 7:35pm

There were no callers

Chair Pockl closed the hearing at 7:45pm

Segelbaum thanked staff for the review on the discussion and said the proposed recommended action makes sense. He added he's not drawn to one buffer size over another. **Pockl** echoed these statements and Commissioners discussed buffers of these services from each other versus buffers from other uses.

Commissioner Brookins stated his support for staff recommendation.

Window visibility, material standards, and sign requirements were discussed.

MOTION made by **Commissioner Johnson** and seconded by **Commissioner Segelbaum** to follow staff recommendation to amend the text of Section 113-1: Definitions and Section 113-92: Commercial (C) Zoning District, in order to better regulate pawnshops, precious metal dealers, consumer small loan lenders and currency exchanges.

No discussion on the motion.

The motion passed unanimously.

Televised portion of the meeting concluded at 7:52 pm

5. Council Liaison Report

Council Member Rosenquist discussed the Facilities Study and said that staff would be giving tours of the current facilities to interested members of the public at upcoming Market in the Valley events on August 15 and September 12. She noted that the PEACE Commission had been approved and that the Council would be holding interviews with potential Commissioners soon with the goal of being up and running by October. She also reported that budget discussions would be beginning at the upcoming Council Work Session.

6. Other Business

Planning Manager Zimmerman reported that there was money in the budget for any interested Planning Commissioners to attend the virtual State Planning Conference in late September. More information about sessions and registration will be forthcoming.

Commissioner Johnson returned to the topic of concluding the rezonings required by the City's Comp Plan. Zimmerman discussed the reasons why staff thought it was appropriate to wait to consider rezoning the Hwy 55/Winnetka/Harold corner, including the proposed traffic study for the Downtown Area and the planned Hwy 55 BRT study. He reported that the rezoning of downtown properties would happen in conjunction with the final report from the consultant, which was coming in the next few weeks. **Johnson** and **Brookins** expressed interest in moving on both of these quickly and not waiting.

7. Adjournment

MOTION by **Commissioner Segelbaum** to adjourn, seconded by **Commissioner Johnson**, and approved unanimously. Meeting adjourned at 8:24 pm.



Amie Kolesar, Planning Assistant



Andy Johnson, Secretary