

Planning Commission

February 22, 2021 – 7 pm

REGULAR MEETING MINUTES

This meeting was held via Webex in accordance with the local emergency declaration made by the City under Minn. Stat. § 12.37. In accordance with that declaration, beginning on March 16, 2020, all Planning Commission meetings held during the emergency were conducted electronically. 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 Blum**.

Roll Call

Commissioners present: Rich Baker, Ron Blum, Andy Johnson, Noah Orloff, Lauren Pockl, Ryan Sadeghi, Chuck Segelbaum

Commissioners absent: Adam Brookins

Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner

Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

Chair Blum asked for a motion to approve the agenda.

MOTION made by **Commissioner Segelbaum**, seconded by **Commissioner Baker**, to approve the agenda of February 8, 2021. Staff called a roll call vote and the motion carried unanimously.

3. Approval of Minutes

Chair Blum asked for a motion to approve the minutes from February 8, 2021.

MOTION made by **Commissioner Baker**, seconded by **Commissioner Johnson**, to approve minutes. Staff called a roll call vote and the motion carried unanimously.

4. Informal Public Hearing – Zoning Text Amendment to Modify the Moderate Density Residential (R-2) Zoning District to Allow Rowhouses

Applicant: The City of Golden Valley

Jason Zimmerman, Planning Manager, introduced the topic, recapped the current R-2 regulations, and revisited the consideration of adding rowhouses as a use in the R-2 zoning district. Zimmerman went on to define rowhouses as well as show images of traditional rowhouses and contemporary versions.



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Proposed Zoning Text Changes involve three sections of code (plus one section of the Subdivision Chapter):

Sec. 113-1. – Definitions

Sec. 113-89. - Moderate Density Residential (R-2) Zoning District

Sec. 113-157. – Architectural and Material Standards

Sec. 109-123. – Minor Subdivisions for a Residential Zero Lot Line Home

Zimmerman reviewed each section during the meeting presentation and details are in the agenda packet.

Staff recommendations

Amend the text of Section 113-1: Definitions, Section 113-89: Moderate Density Residential (R-2) Zoning District, and Section 113-157: Architectural and Material Standards in order to allow for the construction of rowhouses in the R-2 Zoning District.

Request the Planning Commission provide comments in support of proposed changes to Section 109-123: Minor Subdivisions for a Residential Zero Lot Line Home in order to allow owner-occupied dwelling units in rowhouses.

Chair Blum opened the public hearing at 7:35pm.

There were no callers.

Commissioners asked clarifying questions about the garages, their location, and the connection between multiple curb cuts. If garages were tucked under, then each rowhouse could have its own curb cut and driveway. If there were two detached garages for two units to share, then there would be two curb cuts on the two sides to facilitate shared drives. **Commissioner Segelbaum** asked if the architectural and material standards were consistent with other zoning districts and staff confirmed they were. Segelbaum followed by asking if these standards were only applicable to rowhouses in R-2, not other home types; staff confirmed this as well. **Chair Blum** added he would have liked the material standards to echo those of the Institutional and Mixed Use districts rather than R-3 and R-4.

Commissioners and staff discussed material classification specifics.

The conversation moved on to language specifics and word change suggestions were made to staff.

Commissioner Johnson congratulated staff on their work, stated the importance of being cost effective, and feels the group put standards together that are reflective of the City and process.

Johnson added that he feels the group performed their role in the task designated to them and he's ready to vote in favor of staff recommendation. **Commissioner Pockl** asked staff if the definition of a rowhouse had been changed since the previous meeting. **Zimmerman** stated that the definitions were tweaked and the definition in the packet is what will be used moving forward. **Commissioner Baker** expressed satisfaction with the edited definition and added it alleviated concerns he had with the previous version.

Blum mentioned the difference in height/setback ratio as compared to R-1. **Zimmerman** discussed the differences as well as the structural setback being greater for rowhouses. The conversation continued to cover lot coverage, material costs, accessory space, and aesthetic quality.

Chair Blum closed the public hearing at 8:07pm.

MOTION made by **Commissioner Johnson**, seconded by **Commissioner Baker**, to follow staff recommendation and amend the text of Section 113-1, Section 113-89, and Section 113-157 to allow for the construction of rowhouses in the R-2 Zoning District.

Staff called a roll call vote and the motion carried unanimously.

5. Discussion – 2020 Land Use/Zoning Study – Institutional Uses

Myles Campbell, Planner, reminded Commissioners the goal of this item is to update the zoning code to match the land use policies of the 2040 Comprehensive Plan. This will also help modernize the code and make it more approachable and accessible for residents/business owners. Staff is currently revising Institutional Zoning code language and uses.

The purpose of the Institutional Zoning District is to establish areas where both public and private institutional uses such as schools, hospitals, parks, golf courses, nursing homes, and public buildings may be located.

Campbell presented the current breakdown of sub-districts within the Institutional District and presented staff-suggested uses for realigned sub-districts.

<p><u>Institutional-Assembly (I-A)</u></p> <p><i>Permitted Uses:</i></p> <ul style="list-style-type: none"> • Places of Assembly • Public and Private Schools • Libraries • Museums • Essential services, Class I <p><i>Conditional Uses:</i></p> <ul style="list-style-type: none"> • Adult day care centers • Child care centers. 	<p><u>Institutional-Medical (I-M)</u></p> <p><i>Permitted Uses:</i></p> <ul style="list-style-type: none"> • Convalescent homes, nursing homes, clinics, and other buildings incidental to the operation thereof • Essential services, Class I <p><i>Conditional Uses:</i></p> <ul style="list-style-type: none"> • Congregate housing • Hospitals and outpatient surgical facilities • Residential facilities • Senior and disability housing
<p><u>Institutional-Civic (I-C)</u></p> <p><i>Permitted Uses:</i></p> <ul style="list-style-type: none"> • City offices, fire stations, and other lands incidental to the operation of the City • Cemeteries • Essential services, Class I 	<p><u>Institutional-Parks and Natural Areas (I-P)</u></p> <p><i>Permitted Uses:</i></p> <ul style="list-style-type: none"> • Parks and Playgrounds • Golf courses, country clubs, and other Recreation Facilities

	<ul style="list-style-type: none">• Essential services, Class I
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Campbell then gave a list of items staff would like to review with the Commission for next steps in the larger Use Table discussion. Next items include revisiting pawnshops and precious metal dealers as well as RLUIPA considerations. Also, once the rowhouse discussion is complete, staff would like to include it in the residential uses discussion. When those items are complete, staff would like direction on the table layouts with the provided permitted, conditional, and restricted uses.

Prior to this meeting, Commissioner Johnson sent comments to staff and **Campbell** stated he was generally against the realignment changes that staff suggested for this use table. Based on comments sent by Johnson, **Campbell** interpreted them that he didn't feel it was identified in the 2040 Comp Plan to address the use tables. In his notes, Johnson also expressed concern about rearranging the sub-districts from 5 to 4 and felt it makes more sense to re-name the sub-districts versus changing how they're organized.

Commissioner Pockl stated that she liked the rearranging of the subdistricts and asked for confirmation there is only one cemetery in Golden Valley. **Pockl** asked if the Golden Valley historical society museum was considered a museum. **Jason Zimmerman, Planning Manager**, chimed in and said that is considered a museum and added it, and the library, are the only two properties in the I-2 sub-district.

Commissioner Baker said he would benefit from seeing a map with this zoning district across the city. He asked for one to be provided for the next discussion and **Campbell** said the City's GIS specialist will prepare one for the next discussion.

Commissioner Segelbaum asked staff the rational when deciding if something is permitted or conditional in the subdistricts. **Campbell** responded the permitted uses moving forward are redefined and maybe from a separate sub-district. **Campbell** went into more detail with places of assembly and RLUIPA.

Discussion around sub-district realignment continued and **Segelbaum** expressed concern over making cemeteries a permitted use. **Pockl** clarified use changes for child and adult daycare facilities. Staff and Commissioners continued to discuss uses and categorical differences for clarification.

Televised portion of the meeting concluded at 8:42 pm

6. Council Liaison Report

Council Member Rosenquist covered a number of topics of interest to the Planning Commission, including a new dog leash ordinance, the upcoming Joint Board and Commission meeting, and a Memorandum of Understanding between the City and the Minneapolis Park and Recreation Board.

Rosenquist also highlighted upcoming items for the Council/Manager Meeting, including a discussion of the solid waste ordinance, a Section 8 ordinance, and the STAR program.

Commissioner Orloff asked about a potential speed limit reduction. Rosenquist replied the Council had directed staff to conduct a study exploring the idea and that there would be future conversations.

7. Reports on Board of Zoning Appeals and other Meetings

None.

8. Other Business

None.

9. Adjournment

MOTION by **Commissioner Pockl** to adjourn, seconded by **Commissioner Segelbaum**, and approved unanimously. Meeting adjourned at 8:57 pm.



Amie Kolesar, Planning Assistant



Adam Brookins, Secretary