

Planning Commission

July 12, 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 **Vice-Chair Brookins**.

Roll Call

Commissioners in person: Ron Blum, Adam Brookins, Andy Johnson
Commissioners virtual: Rich Baker, Ryan Sadeghi
Commissioners absent: Noah Orloff, Lauren Pockl, Chuck Segelbaum
Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner
Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

Vice-Chair Brookins asked for a motion to approve the agenda.

MOTION made by **Commissioner Johnson**, seconded by **Commissioner Blum**, to approve the agenda of July 12, 2021. Motion carried.

3. Approval of Minutes

Vice-Chair Brookins asked for a motion to approve the minutes from June 28, 2021.

Commissioner Blum noted details to a statement he made and asked they be added.

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

4. Public Hearing – Major Amendment to PUD 90

Applicant: ISD #270 - Hopkins School District

Address: 5430 and 5300 Glenwood Ave, Golden Valley, MN 55422

Jason Zimmerman, Planning Manager, informed Commissioners that staff is waiting for updated information from the applicant and recommending tabling the hearing to July 26. This is the last date the applicant will have to submit information before their window for approvals is closed.



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MOTION made by **Commissioner Blum**, seconded by **Commissioner Johnson**, to table the item to the July 26th, 2021 meeting, as requested by the applicant. The motion carried unanimously.

5. Discussion – Accessory Dwelling Unit Introduction

Val Quarles, Community Development Intern, introduced herself to the Commissioners and introduced Accessory Dwelling Structures.

ADU: additional living quarters on residential lots that are independent of the primary unit(s). They are also referred to as mother-in-law apartments, granny flats, carriage houses, or secondary suites.

Council, residents, and the comp plan have all expressed desire for an ADU policy in Golden Valley. This is a good opportunity for the city to densify without the need for land acquisition.

Quarles provided details on ADUs and stated they can be attached or detached. The 2040 Comprehensive Plan leans toward ADUs in its goal to expand the variety of housing options.

Quarles went more in depth on this portion of the housing chapter in the comp plan, and discussed independent surveys on folks considering ADUs. In conjunction with providing a homeowner perspective, a policymaker perspective was provided and benefits were discussed.

There are 19 municipalities within the Twin Cities area that have ADU policies; this will be helpful for staff as City Code already allows for some ADU-like arrangements. Specific limits in current regulations prevent the creation of high quality ADUs that best serve the needs of the community.

Quarles opened the discussion with two questions:

- Could ADUs be a good fit for Golden Valley? What possibilities does this open up?
- What additional questions do you have, as we move forward, that staff may research and report back on?

Commissioner Blum asked if Council wants to see ADU legislation or if the question is if ADUs are appropriate. **Jason Zimmerman, Planning Manager**, stated he feels there is a sincere interest in legislature but the goal right now is to do the research, understand what may be involved, and report back.

Blum stated he felt the cornerstone of the ADU conversation has been how it will impact residents in Golden Valley. He noted the presentation thus far has been exclusively positive and asked Quarles to consider the items that are less positive. **Quarles** responded that it has seemed folks view ADUs in a positive light until they note the cost. While researching this item, the question to other cities was posed if ADUs had an affordable housing component. The cost to build is very high, creating sewer and water access can be expensive, and adding off street parking can add another element.

Commissioner Sadeghi stated he's generally in support of ADUs but ultimately it may come down to the build form guidance and how that affects Golden Valley. **Commissioner Johnson** asked if adding an ADU would turn and R-1 into an R-2. **Zimmerman** responded that in some ways it does but the City wouldn't just apply R-2 regulations to R-1, there would be other considerations.

Johnson brought up changes in circumstances regarding the intended use for the ADU by the homeowner and potential unintended consequences.

Commissioner Baker added that while this will not solve all housing equity concerns, creating smaller housing units and increasing rental properties both lead to greater housing equity. **Sadeghi** agreed with Baker's points and mentioned the greater value in multi-generational living.

The discussion continued on to revolve around rent abilities, affordability, land as a finite resource, private/public green space, use, and regulations in other cities.

In conclusion, the following questions are being requested of staff to research and answer:

1. What are potential impacts of ADUs?
2. What happens with ADUs after the initial use has expired?
3. ADU rental cost versus apartment?
4. How many ADUs are being built in the surrounding cities?

6. Discussion – Use Table Updates

Myles Campbell, Planner, started by reviewing the history of the Use Table discussion.

The Uses reviewed in the study are:

- Commercial Uses
- Industrial Uses
- Office Uses
- Economic & Business Land Use Table
- Institutional
- Residential

Prior to a public hearing, edits will be made based on Commission direction. There will need to be some formatting changes with Municode, and staff needs to confirm potential rezoning actions with the City Attorney.

Vice-Chair Brookins opened the discussion.

Commissioner Blum thanked staff for the gradual amendments so the Use Tables have a higher readability. **Commissioner Baker** echoed this. **Commissioner Johnson** asked about the places of assembly and recalled it being a conditional use in the Light Industrial but stated he couldn't find that use on the tables. **Campbell** responded that it was left off so the discussion could continue at the public hearing. Staff recommendation was to make it a permitted use due to legal recommendations around RLUIPA. The conversation continued on the regulations around RLUIPA, updates, and appropriate zoning designation.

Televised portion of the meeting concluded at 8:08 pm

7. Council Liaison Report

Council Member Rosenquist noted that July was Park and Recreation month and that the City Council has approved a proclamation in that regard, that they approved Home Energy Squad audits and hosting a Green Corps member, and previewed the upcoming Council/Manager meeting where the Police Commission, Section 8 non-discrimination, and the STAR program would be discussed.

8. Other Business

None.

9. Adjournment

MOTION by **Commissioner Blum** to adjourn, seconded by **Commissioner Johnson**, and approved unanimously. Meeting adjourned at 8:15 pm.



Amie Kolesar, Planning Assistant



Andy Johnson, Secretary