

# Planning Commission

May 10, 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 7:06 by **Vice-Chair Pockl**.

#### Roll Call

Commissioners present: Ron Blum, Adam Brookins, Andy Johnson, Noah Orloff, Lauren Pockl, Chuck Segelbaum

Commissioners absent: Rich Baker, Ryan Sadeghi

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

Council Liaison absent: Gillian Rosenquist

### 2. Approval of Agenda

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

**MOTION** made by **Commissioner Segelbaum**, seconded by **Commissioner Johnson**, to approve the agenda of May 10, 2021. Staff called a roll call vote and the motion carried unanimously.

### 3. Approval of Minutes

**Vice-Chair Pockl** asked for a motion to approve the minutes from April 26, 2021.

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

### 4. Public Hearing – Reguiding and Rezoning Properties at the General Mills James Ford Bell Research Center to Achieve Conformance with the 2040 Comprehensive Plan

**Applicant:** City of Golden Valley

**Jason Zimmerman, Planning Manager**, reviewed the series of conversations around rezoning so as to create alignment between Future Land Use Map in the 2040 Comprehensive Plan and the City's Zoning Map. Today's request is to reguide one property and rezone two properties at the General Mills James Ford Bell Research Center. There are NO active development proposals for any properties currently under discussion.



This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.



Staff displayed both the future land use and the current zoning map during the presentation. The zoning map displayed also showed areas that have already been zoned as part of this alignment.

The General Mills James Ford Bell Research Center is a PUD that consists of three parcels; the southernmost parcel contains the research center. The two northernmost parcels contain the General Mills Research Nature Area and an undeveloped parcel with a stormwater pond. Duluth Street splits through the northern section and there are no plans to improve the ROW aside from nature area parking.

**Zimmerman** expanded that the area owned by GM is 100+ acres, purchased in 1956 and the research center was opened in 1960. There's an agreement with Golden Valley from 1976 that the public is allowed to use the nature area north of the research center. The City built and maintains trails but it is private land. The PUD was created in 1999 and staff went on to discuss details of the PUD.

**Zimmerman** explained that Met Council requires alignment between land use and zoning and instead of creating non-conformities, staff negotiated to reguide south parcel to Industrial and rezone north parcels to Light Industrial. To further clarify, staff will ask City Council to approve an update to the PUD permit with additional language around the Land Use.

#### Recommendation

Following the provisions of State statute (sec. 473.858, subd. 1) and the requirements of the Metropolitan Council with respect to comprehensive planning, staff recommends:

- Amending the Future Land Use Map to change the guided land use for 9000 Plymouth Avenue North from Light Industrial to Industrial
- Rezoning 9145 Earl Street and PID 3011821240063 from Industrial to Light Industrial

**Vice-Chair Pockl** opened the discussion.

**Commissioner Johnson** asked if Met Council had a specific request or was their request about following guidelines. **Zimmerman** clarified that Met Council did not comment on this property specifically but that staff is following their general directive for alignment between land use and zoning. **Johnson** stated Duluth street on the map felt misleading as it doesn't drive the way it's marked on the map. **Zimmerman** responded that the entire ROW is labeled on the map and what's on the map is the ROW owned by the City even though it's never been paved. If a change were proposed, it would be a public process through the CIP and it would need to be amended in the PUD. The question has come up but there are no plans to make a road through the area.

**Commissioner Orloff** asked if staff can generalize what it means to have a nature area zoned as light-industrial. **Zimmerman** responded that nothing will change and the current zoning is Industrial and has been for decades. The zoning is being down-zoned and the area can continue to be used as green space. Should General Mills ever choose to amend the PUD and expand, this zoning will be the base for what's allowed. As of right now, General Mills has no plans to develop the area in their 10-20 year plan.

**Vice-Chair Pockl** opened the public hearing at 7:20pm.

**Commissioner Johnson** asked about the process if General Mills zoned the area as a green space since that is what it is. The applicant was not present at the meeting so staff speculated perspective and discussed the potential process for the applicant if they were to rezone as a green space and then decide to rezone again in the future to light-industrial.

**Kathy Longar**

*2105 Aquila Ave N*

I think a lot of our neighborhood confusion is that people didn't realize the use for the nature area could be light-industrial. There is concern about what may happen with the ROW and pages in the agenda mark the ROW as "unimproved." A minor amendment allows up to 3% of open space to be developed; is it possible for the amendment to clarify that the trail will not become a street as a result of this amendment.

Since the text is changing to reflect three lots and not two, I wonder if it could be revised before it's signed off on. This minor amendment is the third on the General Mills Land and the first two were approved by City Council. The Mayor signed off on the first two and I wonder why this signature is for the City Manager and not the Mayor.

**Vice-Chair Pockl** asked if staff can clarify points made by the caller. **Zimmerman** stated that the Mayor would sign this amendment when it becomes a minor amendment, as has been done in the past. Staff can consider clarifying the language regarding plans to the ROW but that will be a larger conversation with different departments. **Zimmerman** reiterated that there are no plans to put a street in the ROW but clarifying the process may be helpful. **Commissioner Segelbaum** stated the process seems reasonable and hopes the down zoning will help residents feel at ease. He added that if he lived in the area, he too would want to know what the process would be if the City decided to build a street in the ROW. **Zimmerman** added that it feels straightforward to staff however this process made residents realize this property was neither City owned nor has it been zoned green space. Staff wanted to make sure this process was thorough and well communicated. The discussion continued on whether or not to include ROW intention/process in the amendment.

**Vice Chair Pockl** closed the Public Hearing at 7:34pm.

**MOTION** made by **Commissioner Segelbaum** and seconded by **Commissioner Brookins** recommend approval to change the land use on 9000 Plymouth Ave N from Light Industrial to Industrial.

Staff took a roll call vote.

Aye: Brookins, Johnson, Pockl, Segelbaum

Nay:

Abstain: Blum

**Motion Passes**

**MOTION** made by **Commissioner Brookins** and seconded by **Commissioner Johnson** to recommend approval of an amendment to the zoning map to rezone 9145 Earl Street and PID 3011821240063

from Industrial to Light Industrial and have the City create language documenting potential ROW improvement processes.

Staff took a roll call vote.

Aye: Brookins, Johnson, Pockl, Segelbaum

Nay:

Abstain: Blum

**Motion Passes**

**Televised portion of the meeting concluded at 7:40 pm**

**5. Council Liaison Report**

**Planning Manager Zimmerman** provided an update from **Council Member Rosenquist**: the Council approved the Hidden Lakes PUD amendment and also the application to rezone the northwest corner of the GV Country Club; the GV Energy Action Plan was approved by the Council; work on habitat restoration at Briarwood was approved; the City is applying for a Reducing Harm through Collaborative Solutions Grant through the Pohlad Foundation; and the Minneapolis Park and Recreation Board did not approve the draft MOU with Golden Valley, but emergency response plans will move forward.

**6. Reports on Board of Zoning Appeals and other Meetings**

**Planner Campbell** reported that one item from the April BZA meeting will carry over to May. A second application was also received.

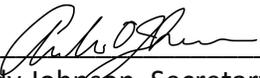
**7. Other Business**

The Commissioners held elections for new officers. **Commissioner Segelbaum** nominated **Commissioner Pockl** for Chair; **Commissioner Johnson** seconded. The vote to approve was unanimous. **Segelbaum** nominated **Commissioner Brookins** for Vice-Chair; **Commissioner Blum** seconded. The vote to approve was unanimous. **Segelbaum** nominated **Johnson** for Secretary; **Pockl** seconded. The vote was unanimous.

**8. Adjournment**

**MOTION** by **Commissioner Brookins** to adjourn, seconded by **Commissioner Johnson**, and approved unanimously. Meeting adjourned at 8:16 pm.

  
\_\_\_\_\_  
Amie Kolesar, Planning Assistant

  
\_\_\_\_\_  
Andy Johnson, Secretary