

Planning Commission

June 14, 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 Pockl**.

Roll Call

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

Commissioners absent: Noah Orloff, Adam Brookins

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.

MOTION made by **Commissioner Segelbaum**, seconded by **Commissioner Johnson**, to approve the agenda of June 14, 2021. Staff called a roll call vote and the motion carried unanimously.

3. Approval of Minutes

Chair Pockl asked for a motion to approve the minutes from May 24, 2021.

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

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 City Council did not vote on this item but rather sent it back for more work. The applicant asked to table it until the June 28th Planning Commission meeting.

Commissioner Johnson commented that the applicant had some urgency in getting the item approved and asked why tabling was appropriate now. **Zimmerman** responded that the



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urgency was due to the permitting process but now the applicant received feedback from City Council and is going to send updated plans to staff. They recognize now that until these plans are updated, they may not move forward.

Chair Pockl asked if the item needs to be re-noticed. **Zimmerman** stated that if the item is tabled to a specific meeting, it doesn't. If the item is tabled until further notice, it will be re-noticed.

MOTION made by **Commissioner Baker**, seconded by **Commissioner Blum**, to table the item to the June 28th, 2021 meeting, as requested by the applicant. Staff called a roll call vote and the motion carried unanimously.

5. **Public Hearing** – Rezone Properties to Achieve Conformance with the 2040 Comprehensive Plan

Applicant: City of Golden Valley

Addresses: 1850 & 1854 Toledo Ave N; 4225 Golden Valley Road

Jason Zimmerman, Planning Manager, reminded Commissioners that this process is to create conformance with the Future Land Use Map in the 2040 Comprehensive Plan. The two areas of topic at this meeting are in Scheid Park and another north of Sweeney Lake, off Golden Valley Road.

As a note, a planned building addition is pending at the Minneapolis Clinic of Neurology, but is unaffected by the proposed change in zoning.

Group 1 - <i>Scheid Park</i>	Group 2 - <i>4225 Golden Valley Road</i>
<ul style="list-style-type: none">• Two parcels that originally had single-family homes• One demolished in 1996; the other in 2012• The City owns the lots are they are now functioning as part of the park• Request to rezone from R-1 to I-4	<ul style="list-style-type: none">• Nine-acre site housing the Minneapolis Clinic of Neurology• Request to rezone from I-3 to Office (move away from targeted "Medical" subdistrict)• Current use would continue to be permitted by-right; allows for flexibility for other office uses in the future• Action not requested by the property owner and no redevelopment being discussed (in fact, additional investment in the clinic under review now)

Zimmerman reviewed location maps for each location and displayed current zoning maps and future 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:

- Rezone 1850 and 1854 Toledo Avenue North from R-1 to I-4
- Rezone 4225 Golden Valley Road and the parcel identified as PID 1802924410008 from I-3 to Office

Commissioner Johnson asked if the classification for this area is consistent with other clinics and asked if there are other areas in the city that are inconsistent with the decision to rezone to office.

Zimmerman responded that Regency is zoned I-4, Courage Kenny is also zoned I-4; this is the only of the three to be suggested to change to office. Being that it's a clinic it could go either way but zoning to office opens the setting for something other than a medical clinic. Staff is not aware of other large clinics zoned office however there are medical clinics inside office buildings.

Commissioner Blum echoed this observation and asked if there was an underlining zoning for these categories. Staff responded that as of now there isn't but went on to discuss use tables and staff will address it in a few months.

Chair Pockl opened the public hearing at 7:17pm

There were no callers

Zimmerman mentioned that he had a few calls regarding Scheid Park and the possibility of constructing a fire station in the park. He suggested that Commissioner Johnson comment as at that time, Johnson was on the community task force. **Johnson** confirmed he was on the task force and specifics on a potential location hasn't come up. **Commissioner Blum** asked if this step was premature and discussed waiting until more details on use were confirmed.

Commissioner Baker asked for clarification on intent and **Blum** said he thought it was a good idea to wait on rezoning until a final decision was made on the use for that area. **Johnson** agreed with Blum's point and stated that it doesn't make sense to rezone this area twice but maybe evaluate other areas. He specifically pointed out 55/Winnetka which staff stated would be bundled with the downtown study.

Zimmerman discussed the zoning and the comp plan and the 2040 Comprehensive Plan designation trumps the zoning ordinances. The Scheid Park area is guided, in the comp plan, as parks and green space. Met Council is mandating this process occur and a decision on the fire station is years away. **Baker** added that by not moving forward with this designation, the Commission may fuel doubt in the community that they don't want Scheid Park to be a designated green space. **Blum** added that zoning Scheid Park as Industrial was creating an island of zoning in a residential area. Staff reminded the Commissioner that the zoning designation will be Institutional, and the surrounding greenspace is already zoned the same. **Blum** stated that even with that correction, his comments are the same. **Commissioner Segelbaum** echoed Baker as the zoning designation will be one big parcel instead of two, it's consistent with the Comprehensive Plan, and there won't be an issue to address it again later. It's in the City's best interest to be consistent.

Johnson added he hadn't considered the nuance of the comp plan and zoning ordinance language and is comfortable moving forward with this recommendation and potentially voting again later.

Blum asked staff if there was a deadline from Met Council. Staff responded that the City is in

violation of state statute but Met Council has been generous in allowing cities to work through their realignment and hasn't contacted anyone yet for lack of compliance.

Chair Pockl closed the public hearing at 7:35pm.

MOTION made by **Commissioner Baker**, seconded by **Commissioner Segelbaum**, to follow staff recommendation and recommend to rezone 1850 and 1854 Toledo Avenue North from R-1 to I-4; recommend to rezone 4225 Golden Valley Road and the parcel identified as PID 1802924410008 from I-3 to Office.

Staff took a roll call vote: 5-1

Aye: Baker, Johnson, Pockl, Sadeghi, Segelbaum

Nay: Blum

6. Discussion – Use Tables

Myles Campbell, Planner, reminded Commissioners that they have discussed the land uses allowed for in the Commercial, Light Industrial, Industrial, Office, and Institutional Zoning districts. With the recent adoption of the Rowhouse use in the R-2 district, discussion on the residential zoning districts of the City can proceed.

Campbell displayed a graph of the draft land-use table for residential zoning districts, the same graph was included in the packet. A background on the existing uses was discussed and **Campbell** went through each zoning district and reviewed permitted uses. Changes were made to overall language in many categories and designations for items consistent with the Mixed-Income Housing Policy were noted on the graph.

Language was condensed and clarified and staff will research further if the code language around manufactured housing is sufficient.

Previously discussed uses by pawnshops and payday lenders was reviewed as well and additional regulations discussed by Council that do not fall under the purview of the zoning code. This topic may be addressed again later after staff can understand what the regulations might be and how the two would interact.

Commissioner Blum asked if the chart displayed by staff could be condensed further to track easier and for readability. **Commissioner Johnson** asked how the Mixed-Income Policy applies to single family homes or rowhouses. **Campbell** discussed potential large new developments, if there was a CUP or PUD included, a certain percentage of those homes would be considered. He added that maybe this language isn't included here but in residential zoning chapters.

The discussion continued on formatting, policy distinctions, and how the language is laid out in the code.

Televised portion of the meeting concluded at 8:06 pm

7. Council Liaison Report

Council Member Rosenquist informed the Commissioners that the local City Emergency would end on July 1. She provided an update on the new HRC/Rising TIDES commission and efforts to replace the school resource officer at Sandburg. She reported that although the Golden Valley Pride Festival would not be taking place this year, a food drive to support PRISM was being carried out instead. She also provided details from the most recent City Council meeting, including approval of the rezonings associated with the Comp Plan.

8. Other Business

None

9. Adjournment

MOTION by **Commissioner Johnson** to adjourn, seconded by **Commissioner Blum**, and approved unanimously. Meeting adjourned at 8:11 pm.



Amie Kolesar, Planning Assistant



Andy Johnson, Secretary