

# Planning Commission

June 27, 2022 – 6:30 pm  
Council Conference Room  
Hybrid Meeting

## REGULAR MEETING AGENDA

Planning Commission meetings are being conducted in a hybrid format with in-person and remote options for attending, participating, and commenting. The public can make statements in this meeting during the planned public comment sections. Some members of the Commission may attend virtually. Members of the public may attend virtually by following instructions below.

*\*Commissioner Ruby will be remote in another room at City Hall*

**Remote Attendance/Comment Options:** Members of the public may attend this meeting by watching on cable channel 16, streaming on [CCXmedia.org](http://CCXmedia.org), streaming [via Webex](#), or by calling 1-415-655-0001 and entering access code **2468 350 7348**.

Members of the public wishing to address the Commission remotely have two options:

- Via web stream - Stream via [Webex](#) and use the 'raise hand' feature during public comment sections.
- Via phone - Call 1-415-655-0001 and enter meeting code **2468 350 7348**. Press \*3 to raise your hand during public comment sections.

1. **Call to Order & Land Acknowledgement**
2. **Approval of Agenda**
3. **Approval of Minutes** – May 9, 2022, Planning Commission Meeting
4. **Informal Public Hearing – Zoning Map Amendments**  
**Applicant:** City of Golden Valley
5. **Informal Public Hearing – Future Land Use Map Amendments**  
**Applicant:** City of Golden Valley
6. **Discussion** – ADUs

– End of Televised Portion of Meeting –

To listen to this portion, please call 1-415-655-0001 and enter meeting access code 2468 350 7348.

7. **Council Liaison Report**
8. **Other Business**
  - a. Reports on Board of Zoning Appeals and Other Meetings
9. **Adjournment**



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# Planning Commission

June 13, 2022 – 6:30 pm  
Hybrid  
Council Chambers, City Hall

## 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 6:30 pm by **Chair Pockl**.

#### Roll Call

Commissioners in-person: Ellen Brenna, Adam Brookins, Sophia Ginis, Andy Johnson, Lauren Pockl, Chuck Segelbaum  
Commissioner remote: Mike Ruby  
Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner, Max Gort – Planning Intern  
Council Liaison present: Denise La Mere-Anderson

### 2. Land Acknowledgement

### 3. Approval of Agenda

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

**MOTION** made by **Commissioner Ginis**, seconded by **Commissioner Brookins**, to approve the agenda of June 13, 2022.

Motion carried.

### 4. Approval of Minutes

**Commissioner Johnson** asked if the City would certify the work and if the City selected the contractor. Staff replied there would be a public bidding process and the City would select someone after that process. **Johnson** mentioned a comment noted in the previous minutes and a typo.

**Chair Pockl** asked for a motion to approve the minutes from May 9, 2022, pending edits.

**MOTION** made by **Commissioner Brookins**, seconded by **Commissioner Johnson** to approve.

Motion carried with **Commissioner Ginis** abstaining.

### 5. Discussion – Off Street Parking Update

**Jason Zimmerman, Planning Manager**, introduced the Planning Intern for 2022.

**Max Gort, Planning Intern**, introduced himself to the Commission and started the update of Off-Street Parking and Loading in the zoning code.

He reminded the Commission of the background on this topic: amending this code language will match current use tables, minimum required parking spaces may be reduced to meet contemporary



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standards, electric vehicle charging requirements will be updated, and front yard requirements will be updated to reflect current building and yard setback requirements.

**Gort** went in more detail on each of these items, reviewing inconsistencies with current uses, and discussed modern best practices. He reviewed the City's sustainability goals as well as discussed what other cities are doing in these areas that are noteworthy.

Staff is looking for feedback on:

- Does the Planning Commission agree with Staff researching these four primary updates to Section 113-151?
- What are some further areas that the Commission could recommend that Staff consider for updating Section 113-151?

**Chair Ruby** asked if there was data or specific sources on required parking spaces for apartments and apartment sizes. **Ruby** noted he was curious about what the responsibility, beyond EV installation, was of the property owner. Staff responded that numerous data sources and points would be gathered through the summer and noted that many places currently charge payment for EV charging.

**Commissioner Ginis** asked what the bigger picture goals were for addressing this portion of the zoning code. Staff responded that updating the use tables lead to new inconsistencies in the zoning code, additionally, the group has been discussing electric vehicle requirements for a few years and that addition parallels parking regulation updates. The conversation moved on to new developments and requiring conduit to be run so owners could install charging stations. **Commissioner Brenna** asked if staff was looking at the Green Steps City Guidelines. Staff went on to discuss this process, Golden Valley goals, and considerations before returning to the Commission with this topic. The discussion went on to discuss how Fire is involved with determination of driveway aisle size and parking regulations to ensure Fire Code is followed. **Commissioner Segelbaum** added there are incentives for developers to create items beyond requirements, and suggested too many requirements may not be ideal. He continued that it may be worth noting what areas can have parking eliminated, completely.

The conversation went on to discuss the increase in electric vehicles, teaming with electric companies, and projections on gas station needs as things progress.

**Commissioner Johnson** asked staff to clarify the 25/35ft setback requirements. Staff responded that front yard setbacks for all residential districts were 35ft, at some point R-3 and R-4 front yard setbacks were reduced to 25ft. The parking portion of the zoning code, cites the old setback distance restricts parking within 35ft. Updating the code aligns with the new setback requirements. **Johnson** asked if transit access and routes were factoring into this analysis and staff responded they were not. A transit-based reduction option as part of this, there isn't enough transit accessibility data to move that direction.

**Chair Pockl** ended the televised portion of the meeting at 7:20pm.

**6. Council Liaison Report**

**Council Member La Mere-Anderson** noted the recent actions taken by the City Council related to Planning, including approval of an Outdoor Service Area permit for Schuller's, a subdivision on Harold Avenue, and new zoning language around mobile uses. She previewed topics for the upcoming Council Work Session including a conversation with the Robbinsdale School District superintendent, the role of the Human Services Commission, and a discussion of a site selection process for a new fire station. **Commissioner Ginis** asked for clarification around the current number of police officers.

**7. Other Business**

None.

**8. Adjournment**

**MOTION** by **Commissioner Johnson** to adjourn, seconded by **Commissioner Brookins** and approved unanimously by roll call vote. Meeting adjourned at 7:40 pm.

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Andy Johnson, Secretary

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Amie Kolesar, Planning Assistant

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