

AGENDA

1. ROLL CALL: Harris, Allen, Montemayor, Carlson Weinberg, Ulbrich
2. CONSIDERATION OF MINUTES
 - A. Approve meeting minutes from October 22, 2025
3. PUBLIC HEARINGS
4. OLD BUSINESS
5. NEW BUSINESS
 - A. Decide on Planning Commission meeting dates for 2026 and elect a chair and vice-chair.
6. OTHER BUSINESS
7. INFORMATION ONLY
 - A. Community Development Department 2025 Annual Report
8. ADJOURNMENT

MINUTES

ROLL CALL

Present: Allen, Ulbrich, Carlson-Weinberg, Montemayor
Absent: Chair Harris
Staff: Heather Rand, Community Development Director; Will Bucheger, Assistant Planner

CONSIDERATION OF MINUTES

A. Approve Planning Commission Minutes from August 21, 2025

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich to approve the meeting minutes from August 21, 2025. The vote was unanimous and the motion carried

PUBLIC HEARINGS

A. Zoning Text Amendment to Domestic Animal Permits

Assistant Planner Bucheger gave a staff presentation introducing a Zoning Text Amendment application requesting the inclusion of quails as an approved species under the Domestic Animal Permit. He said that currently, the Domestic Animal Permit does not reference quails; therefore, staff cannot process permit applications involving them under the existing code language.

Commissioner Carlson-Weinberg asked if she could have a single pheasant through code language.

Bucheger stated that anyone wanting a pheasant would have to go through a similar zoning text amendment, but at this moment they would not be allowed.

Carlson-Weinberg asked if other cities are similar in their allowance for outdoor animals.

Commissioner Ulbrich MOVED, seconded by Commissioner Allen to open the public hearing at 7:09pm. The vote was unanimous, and the motion carried, the public hearing is now open.

No one stepped forward.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Montemayor, to close the public hearing at 7:09pm. The vote was unanimous, and the motion carried, the public hearing is now closed.

Commissioner Ulbrich MOVED, seconded by Commissioner Montemayor, to recommend approval to the draft resolution presented by. The vote was unanimous and the motion carried.

B. Zoning Text Amendment to the B4 Community Business District

Bucheger gave a staff presentation proposing a zoning text amendment to allow event centers as a conditional use within the B4 Community Business District. This proposal is in response to multiple inquiries and requests from business owners interested in operating event-focused venues within commercial zones of the city.

Commissioner Ulbrich asked if the light rail will affect the parking lot for the proposed area an event center where it would like to be proposed.

Community Development Director Heather Rand stated that the light rail will not affect the parking area for this area and that this zoning text amendment is only to allow event centers as a conditional use within city code.

Commissioner Montemayor asked inquired about including language about hours of operation.

Rand discussed that adding hours of operation may not be in the best interest to include within the proposed text amendment and it would be better to discuss such a topic on a case by case basis.

Carlson-Weinberg asked why Standpoint Event Center did not have permission.

Bucheger stated that the city does not have business licensing for all uses and that Standpoint Event Center set up operation before staff review and ended up causing confusion. He stated that if Standpoint Event Center came by today, they would have been asked to apply for a Conditional Use Permit to allow their business. +

Commissioner Montemayor MOVED, seconded by Commissioner Carlson-Weinberg to open the public hearing at 7:20pm. The vote was unanimous and the motion carried, the public hearing is now open.

Jennifer Van Ripper, the applicant for the evening's next item, stepped forward and presented her vision for Flying V Music. She detailed her plans to benefit metro-area youth by introducing them to the world of music

Commissioner Ulbrich MOVED, seconded by Commissioner Montemayor to close the public hearing at 7:22pm. The vote was unanimous and the motion carried, the public hearing is now closed.

Commissioner Montemayor MOVED, seconded by Commissioner Ulbrich to recommend approval of the draft resolution presented by staff. The vote was unanimous and the motion carried.

C. Conditional Use Permit for 4130 Lakeland Ave N

Bucheger gave a staff presentation on a submitted a Conditional Use Permit (CUP) application to allow for the operation of an "event center" at the property located at 4130 Lakeland Ave N. This location previously operated as the Standpoint Event Center, which was primarily used for wedding venues. He said that the applicant, Flying V Music, aims to establish a community-oriented music space that serves as both an educational and performance venue. The business is designed to support Twin Cities youth by offering a safe environment where they can learn, practice, record, and rehearse music.

Commissioner Ulrich MOVED, seconded by Commissioner Montemayor to open the public hearing at 7:32pm. The vote was unanimous, and the motion carried, the public hearing is now open.

The property owner for Golden Age Design stepped forward and expressed his excitement for Flying V Music to come into the city with their goals. He spoke that music is a large part of this life and this kind of business is an amazing addition to the city that will benefit young people.

Commissioner Montemayor MOVED, seconded by Commissioner Ulbrich to close the public hearing at 7:37pm. The vote was unanimous and the motion carried, the public hearing is now closed.

Commisisoner Ulbrich MOVED, seconded by Commissioner Montemayor to recommend approval of the draft resolution presented by staff. The vote was unanimous and the motion carried.

D. Zoning Text Amendment to the R-1 Single Family Residential District

Bucheger gave a staff presentation proposing a zoning text amendment to eliminate the requirement for Conditional Use Permits for boarding houses or home boarding situations involving foster children. Based on guidance from our legal advisors at Kennedy & Graven, staff believe that this type of oversight falls under the jurisdiction of the state rather than the city. As such, the city should not retain review authority in these cases.

Carlson-Weinberg asked if a group home from this information can appear in a residential area without notice to their neighbors.

Rand discussed that per Minnesota Statute this is correct and that cities have become stunted from in the notification and enforcement for group homes.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Montemayor, to open the public hearing at 7:50pm. The vote was unanimous and the motion carried, the public hearing is now open.

No one stepped forward.

Commissioner Montemayor MOVED, seconded by Commissioner Ulbrich to close the public hearing at 7:50pm. The vote was unanimous and the motion carried.

Commissioner Ulbrich MOVED, seconded by Commissioner Carlsons-Weinberg to recommend approval to the draft resolution presented by staff. The vote was unanimous and the motion carried.

E. Zoning Text Amendment to Tobacco Product Shops Licenses

Bucheger gave a staff presentation proposing a zoning text amendment to reduce the setback distance of Tobacco Product Shops from each other from one half mile to 500 feet. This proposed setback distance matches the current setback distance for Cannabis Retailers from each other.

Commissioner Ulbrich asked why the ordinance wasn't enforced when Vapor Bunker originally came into the city.

Rand discussed that this was most likely over looked and that staff are now attempting to clean up the language to make it more applicable to potential new businesses in the future.

Commissioner Montemayor MOVED, seconded by Commissioner Ulbrich to open the public hearing at 8:00pm. The vote was unanimous and the motion carried, the public hearing is now open.

No one stepped forward.

Commissioner Montemayor MOVED, seconded by Commissioner Ulbrich to close the public hearing at 8:00pm. The vote was unanimous and the motion carried.

Commissioner Ulbrich MOVED, seconded by Commissioner Carlson-Weinberg to approve the draft resolution brought forward by staff. The vote was unanimous and the motion carried.

OLD BUSINESS

NEW BUSINESS

OTHER BUSINESS

A. Debrief Bus Tour

Rand thanked the commissioners for attending the October 2nd bus tour, which showcased transportation planning strategies from various other cities. She then invited the Planning Commission to share their thoughts on the trip.

Commissioner Montemayor expressed her pleasure with the tour and how informative it was. She then spoke that downtown Hopkins was a very inviting downtown setting and was done in a very positive matter.

Commissioner Allen shared that she appreciated the amount of public art around the other cities.

Commissioner Carlson-Weinberg said that she appreciated that Hopkins worked with small local businesses to assist in funding the upkeep of the historical exterior of the buildings.

INFORMATION ONLY

Commissioner Allen asked the status of the UPS Store inside the city.

Bucheger said that the business at this time has received zoning approval for the use of the property. Staff stated that the UPS Store has the ability to move forward but not done so.

ADJOURNMENT

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich to adjourn the meeting at 8:22pm. The vote was unanimous and the motion carried.



TO: Planning Commission
PREPARED BY:
DATE: January 15, 2026
RE: Decide on Planning Commission meeting dates for 2026 and elect a chair and vice-chair.

Background:

Analysis:

Recommendation:

Attachments:

1. 2026 PC Meeting Dates

2026 PLANNING COMMISSION MEETING DATES

The Planning Commission meets the 3rd Thursday of each month.

January 15

February 19

March 19

April 16

May 21

June 18

July 16

August 20

September 17

October 21 or 23

Relocated to 4th Wednesday or Friday due to MEA weekend. October 22nd is booked already for the Human Rights Commission Meeting.

November 19

December 17

PLANNING COMMISSION OFFICERS FOR 2026

Chair – Commissioner _____

Vice-Chair – Commissioner _____

2026 PLANNING COMMISSION ANNUAL REPORT

The Planning Commission held 7 regularly scheduled meetings during 2025. There were 5 cancelled meetings this year, largely due to a lack of agendas.

The table below reflects commissioner’s attendance.

Planning Commissioners		Meetings Present	Meetings Absent	Yearly Attendance
Harris	Ward 1	5	2	71%
Carlson-Weinberg	Ward 2	7	0	100%
Allen	Ward 3	4	3	57%
Montemayor	Ward 4	5	2	71%
Ulbrich	At Large	6	0	100%

In 2025, the Planning Commission continued to address development and land use issues on behalf of Robbinsdale residents seeking to improve their properties and reviewed development applications affecting neighborhoods and the community.

The following summarizes their activities:

Rezone

- 3883 West Broadway was rezoned from Residential-Business to B2 Limited Community.

Conditional Use Permits

- 3819 West Broadway received a Conditional Use Permit to allow the use of a private utility building at the location.
- 4050 Lakeland Ave N received a Conditional Use Permit for a temporary outdoor fireworks stand.
- 4130 Lakeland Ave N received a Conditional Use Permit to allow the use of a event center at the location.

Zoning Text Amendments

- Updated city ordinances to provide zoning guidance for adult-use cannabis and low-potency hemp product businesses.
- Created updated language within the City Code Sign Ordinance. The main purpose of that amendment was to better show the intentions of the city for regulating signs in residential districts and to allow the use of real estate signs inside Robbinsdale.

- Included new amendments within code discussing and regulating electric vehicles, electric vehicle charging infrastructure and solar energy systems.
- Introduced language allowing quail with the cities Domestic Animal Permits.
- Allowed “Event Centers” as a conditional use within the B4 Community Business District.
- Removed from the R1 Single Family District code section the conditional use of “Boarding, house or home boarding -foster children”
- Reduced the setback distance of Tobacco Product Shops from each other from one half mile to 500 feet.

Variances

- 3819 W Broadway received variance to the front yard setback requirements for the TOD for their private utility building.

Miscellaneous

- Abated 2732 Zenith Ave N due to exterior storage related violations (Property complied with city code so abatement was not enacted on).

Discussions

- Code of Respect and Ethics discussion.
- Transportation Bus Tour.

SUMMARY / COMPARISON OF ACTIVITIES

2012-2025

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Zoning Actions (Text Amendments, Rezoning)	6	3	4	7	2	1	5	2	1	2	9	3	8
Variances	4	5	8	4	3	7	8	8	6	7	5	0	1
Conditional Use Permit	5	3	4	4	2	7	4	5	2	6	4	0	3
Subdivision Actions (Plats, Lot Splits, Text Amendments)	1	2	2	3	1	2	1	0	0	1	0	1	0
Sign Ordinance Variances	0	1	1	0	1	0	1	1	0	0	0	0	0
Comprehensive Plan Amendments	2	0	0	1	1	0	0	0	1	0	0	0	0
Vacation Reviews	0	0	0	1*	0	0	0	0	0	0	0	0	0
Miscellaneous Items (signs, combine lots)	1*	2	0*	0	1	0	5	1	3	2	1	1	1

* Some items go directly to the City Council without Planning Commission review.

2025 Rental Inspection Statistics

• Category	• 2024	• 2025	• Δ (Count)	• Δ (%)
Total Rental Properties	716	694	-22	-.31%
Single Family Homes	418	414	-4	-1.0%
Duplex Fully Rented	185	145	-40	-21.6%
Owner-Occ Duplex	68	85	17	+25%
Triplex Fully Rented	4	4	0	0.0%
Owner-Occ Triplex	2	2	0	0.0%
Apartment Buildings	44	44	0	0.0%
Group Homes	-	84		

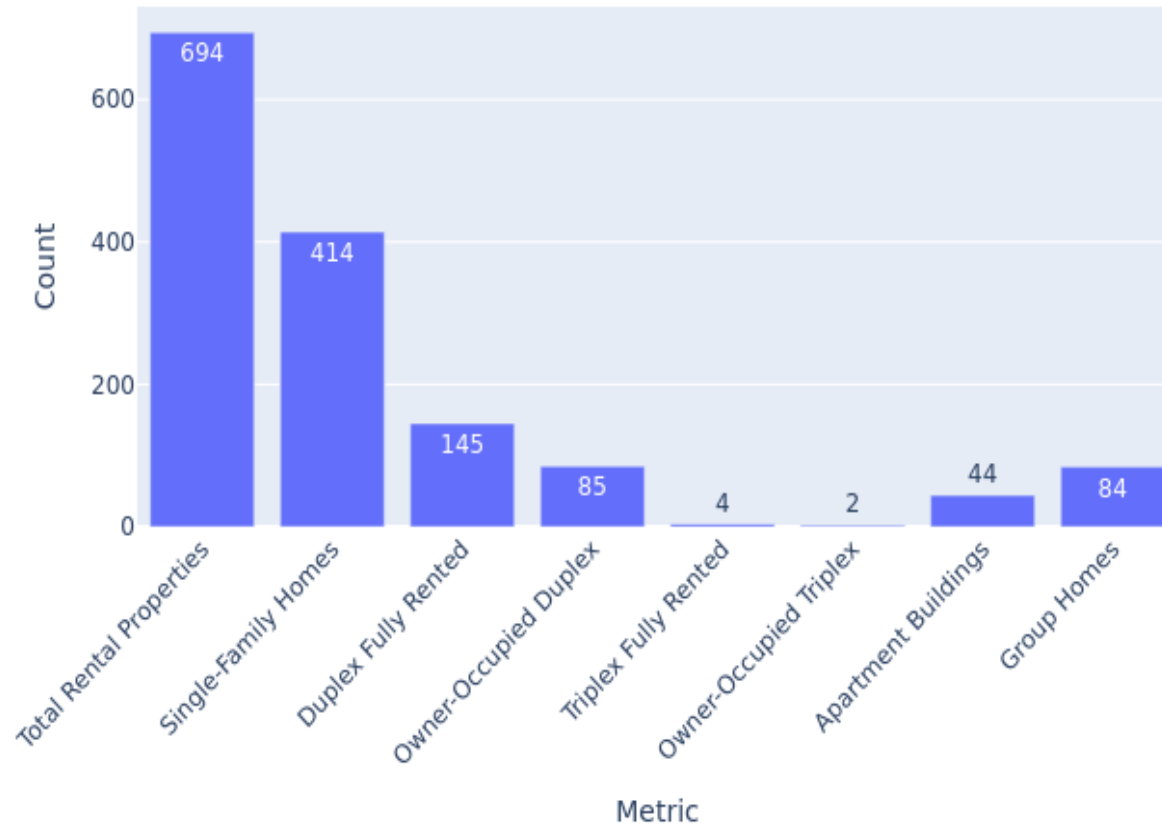
Additional Key Points

- Overall inventory dipped slightly: Total rental properties fell by 10 (-1.4%)
- Duplex trend: Fully rented duplexes declined by 40 (-21.6%), while owner-occupied duplexes rose by 16 (+23.5%)
- Licensing activity: Renewal applications mailed increased by 47 (+14.1%)
- Education: Rental orientation classes offered remained at 4

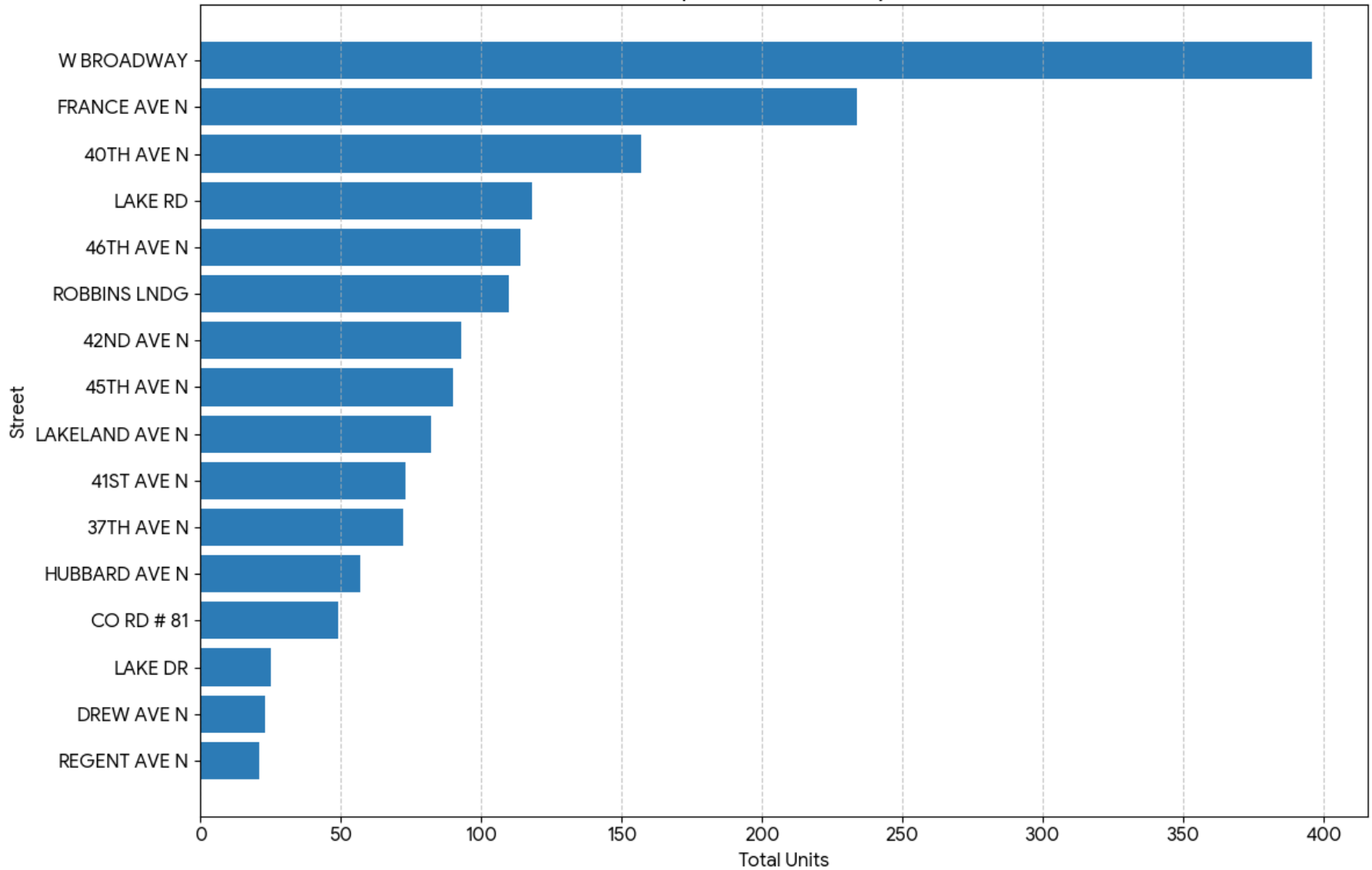
Inspections Conducted

- 630 Rental inspections
- 27 Building Inspection-related (Note: Does not include Knock & Talks completed after first check)

2025 Rental Housing Key Metrics



Total Apartment Units by Street



- Total amount of units was 1714
- The average amount of units was 40.81
- The median amount of units was 23.5

2025 Land Use Planning Initiatives

In 2025, REDA continued to work with 42 Development, LLC, a private sector development team that is working to land assemble parcels at the 4200 Block of West Broadway for a proposed mixed-use redevelopment project that may include up to 200 units of market rate housing. The city council took steps to preserve the federal designation of privately owned land located at the 3800 Block of Lakeland Avenue North as a qualified affordable housing census project for the next couple years. This allows a private sector developer to apply to the state and federal government for affordable housing tax credits and bonds that could make rents more affordable should they advance the redevelopment of land in that vicinity into a new affordable housing apartment building.

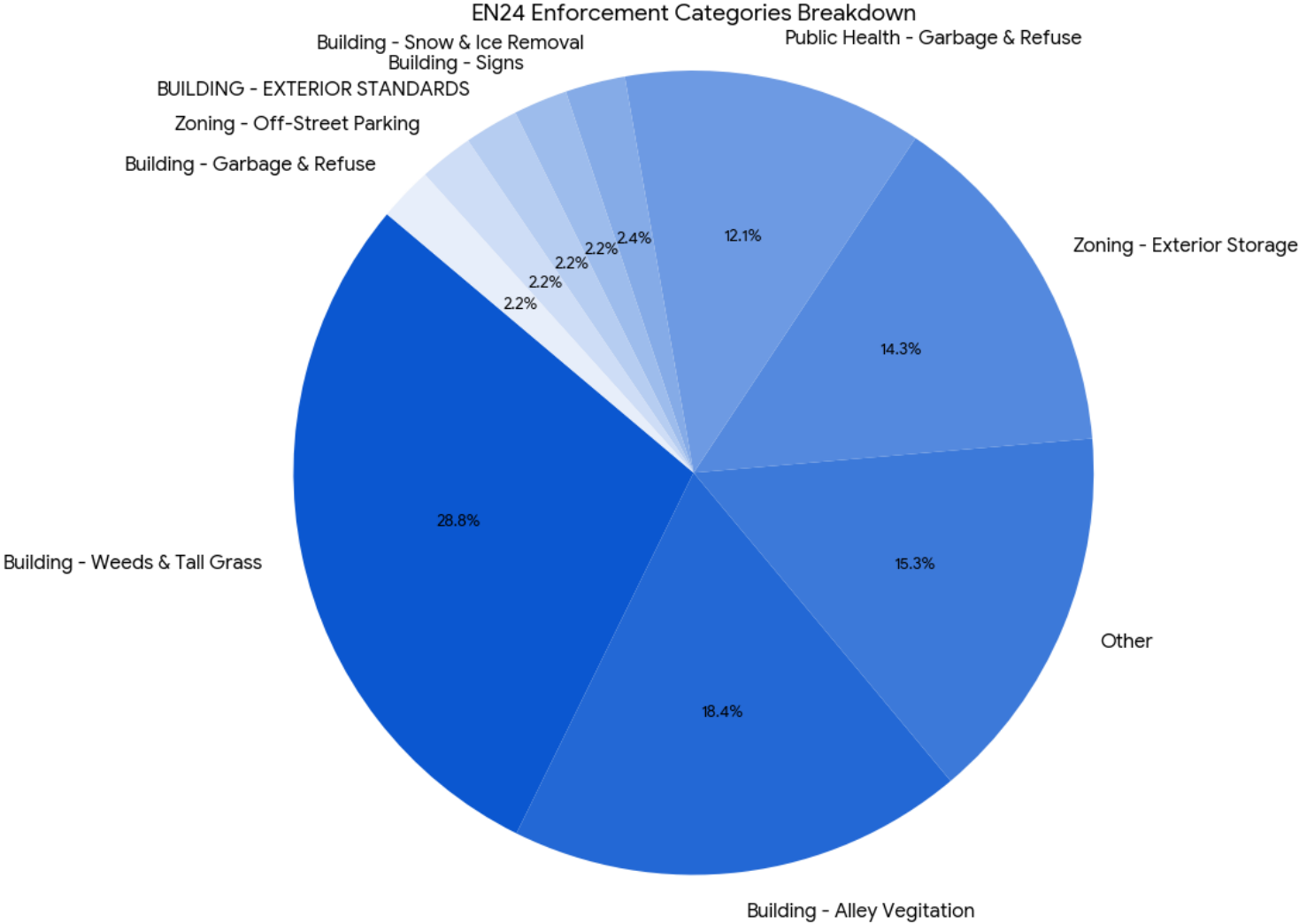
For the purpose of advancing maintenance in the overall quality, safety and energy efficiency of the city's housing stock, REDA funded a Home Improvement Grant Program for Low Income Homeowners for the second year that enabled those homeowners to make critical home improvements such as new roofs, insulation, siding, windows, doors, plumbing, electrical, HVAC and sustainable energy improvements to their homes. Energy audits were also subsidized.

Planning for the Met Transit Blue Line Extension (BLE) light rail project slated for a 2028 construction start continued with plans at over 60% complete in fall 2025. For the purpose of better understanding the redevelopment opportunities that result from such light rail and related transportation systems public investments, the Robbinsdale Planning Commission, City Council and city staff, in addition to staff from the Hennepin County transportation and planning departments, and the Met Transit Planning Office organized and participated in an Transportation Opportunities Bus Tour to redevelopment sites in downtown Hopkins, and in St. Louis Park that reflected strategic growth as a result of the recent Green Line extension and related transportation system investments. Robbinsdale residents and staff also participated in a Met Transit led "place-keeping" series of meetings that solicited input on general design elements that could be utilized at the 2 proposed light rail stations in Robbinsdale.

Lastly, Robbinsdale staff continue to represent the city on the state legislature created BLE Anti-Displacement Community Prosperity Program (ACPP) board of directors that received \$10 million in funds to be used as funding grants to support anti-displacement of low-income residents and businesses located along or next to the BLE corridor. The board awarded grants totaling up to \$2 million in 2025 to non-profit service providers and real estate developers committed to begin their work on board supported anti-displacement strategies.

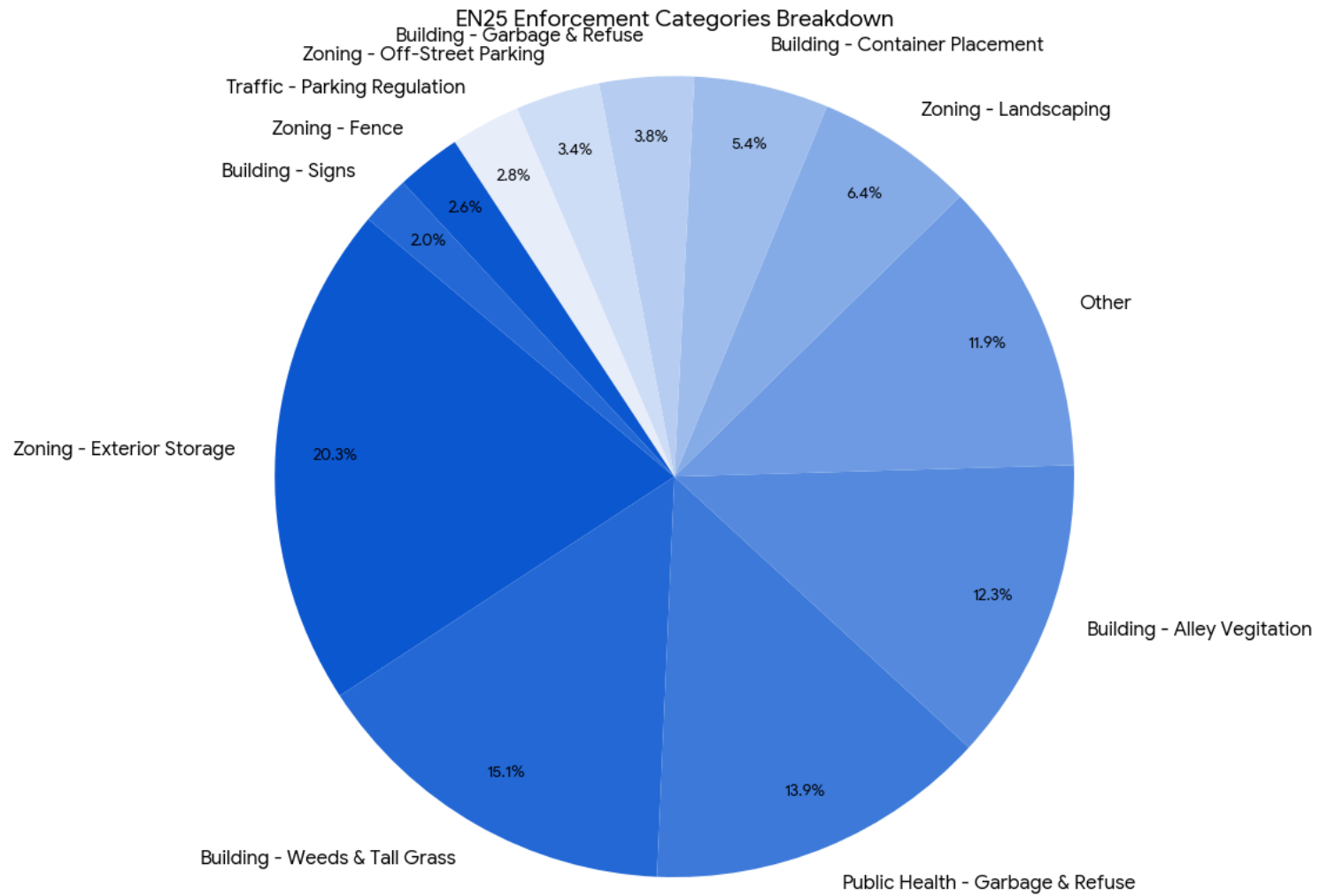
Code Enforcement Statistics Report (2024 vs 2025)

2024 Code Enforcement Statistics



615 code enforcement cases were documented over the course of the year

2025 Code Enforcement Statistics



656 code enforcement cases were documented over the course of the year

1. **Shift in Primary Concern:**

- In **2024**, the leading issue was **Weeds & Tall Grass** violations (28.8%).
- In **2025**, the focus has shifted significantly toward **Exterior Storage** violations, which saw a **6.03% increase** and is now the most frequent category at **20.32%**.

2. **Significant Reductions:**

- **Vegetation Issues:** There was a sharp decline in "Weeds & Tall Grass" (-13.7%) and "Alley Vegetation" (-6.1%). This could suggest a transition from growing seasons into dormant seasons.

3. **Emerging or Increasing Enforcement:**

- **Landscaping & Storage:** Beyond "Exterior Storage," there has been a notable rise in **Landscaping** (Tree) violations (up 4.5%) and **Building - Container Placement** (Garbage can) violations (up nearly 5%).
- **Stability: Garbage & Refuse** violations remains a consistent high-priority item, hovering around 12-14% in both periods.

Summary Conclusion

While vegetation management dominated the 2024 period, the 2025 data shows a pivot toward **property maintenance and storage regulations** (Zoning & Container Placement).