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To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: Dec. 2, 2021
Subject: Change Memo for the Dec. 2 Planning Commission Agenda

ITEM 7A – 5325 Minnetonka Terrace Front Yard Setback Variance

The following correspondence was received after the packet was distributed.

ITEM 9A – Minnetonka School District Vantage/Momentum Concept Plan

The attached correspondence is follow up from the neighborhood meeting.

From: Leighton Wilkening [REDACTED]
Sent: Wednesday, December 1, 2021 10:08 AM
To: Susan Thomas <sthomas@minnetonkamn.gov>
Subject: Fw: Public Hearing Notice for the "Smith Residence 5325 Minnetoga Terrace"

Hi Susan,

I didn't see that this email was included in the materials for the Dec. 2, 2021 MINNETONKA PLANNING COMMISSION meeting--regarding the setback variance for a garage addition at 5325 Minnetoga Terrace.

If I were the applicant, I might think that the person commenting had NOT been satisfied with your answers.

If possible, please include this November 22, 2021, 05:07:09 PM CST email from me to make that clear.

I apologize if this is an extraneous request, as I do not completely understand your process.

Thanks for your help.

Leighton Wilkening
[REDACTED]

----- Forwarded Message -----

From: Leighton Wilkening [REDACTED]
To: Susan Thomas <sthomas@minnetonkamn.gov>
Cc: bkirk@minnetonkamn.gov <bkirk@minnetonkamn.gov>
Sent: Monday, November 22, 2021, 05:07:09 PM CST
Subject: Fw: Public Hearing Notice for the "Smith Residence 5325 Minnetoga Terrace"

Hi Susan,

Thanks for your rapid response and detailed answers to my questions.

Given your explanation, I withdraw my objection to this request for variance.

My only parting comment is that--given the restructuring that has been going on in the U.S. Post Office, the general advice to businesses and consumers alike is to allow MORE time for mail delivery. I received the hearing notice two full days after the "predicted" delivery date of 20 NOV that you mentioned. Also--for some reason, I am not reassured knowing that my comments would be provided by separate memo prior to the meeting. That conjures thoughts of separate pieces of information being shuffled--or overlooked--in preparation for the meeting.

Thanks for your help.

Leighton Wilkening
5316 Minnetoga Terrace
[REDACTED]

From: [Bourgeois, Paul](#)
To: [Peterson, Dennis](#); [Loren Gordon](#)
Cc: [Dave Maroney](#)
Subject: November 30 Community Meeting on VANTAGE MOMENTUM Project
Date: Wednesday, December 1, 2021 7:54:29 AM

Dr. Peterson and Loren,

We held the Community Meeting for the VANTAGE MOMENTUM project at 6:00 PM last night.

The meeting lasted until approximately 7:15 PM.

There were 9 community members in attendance, one of whom happens to be a District employee in addition to being a resident.

I did a review of the history of the VANTAGE program, how it started out at The Commons facility in Excelsior, moved to the Edina Realty Building on Highway 7 because of program growth, then moved to the Baker Road site, expanded at the Baker Road site, then expanded again to use the former TSP Architects building, as well as The Loft and parts of the science labs at MHS.

I also reviewed the start of the MOMENTUM program, the Board decision to build the facility at MHS to accommodate program needs and the need for additional space as interest in MOMENTUM is growing.

I explained that the interest in the two programs as well as the benefits of consolidating the VANTAGE program into one site is driving the need for this facility.

That is a quick synopsis of the background presented to the community members.

Then Dave Maroney walked through the timeline of the internal district processes that took place, all the way from the facilities study as part of Goal 3 up to the School Board's decision on October 7 to move ahead with the VANTAGE MOMENTUM Project.

Dave reviewed the various review processes we are going through with MDE and the City of Minnetonka.

Dave reviewed the building layout on the sight, including the evolution from the initial concepts, through initial meetings with the City and the input of the traffic study, as well as modifications made to the plan in response to the new tree ordinance.

Dave reviewed the traffic flows.

Dave also reviewed the concepts for the internal layouts of the building.

Overall, there was a generally positive response from those in attendance.

One concern focused primarily on understanding the traffic flows. Once those present really understood how vehicle flow is proposed to occur between the Hanus stoplight entrance, the service entrance, and the shuttle buses using the bus corral, it seemed there were no further concern.

Another concern was the possibility of students parking in the side streets and walking to the building. They do not want that to happen. We told them that during our discussions with the City that topic had also come up and the solution would likely have to be signing for no parking during school days and school hours, as has been done in other neighborhoods around MME in particular, and that seems to do the trick. They did not want a situation like Delton Road down by Frattalone's Hardware developing in their neighborhoods.

The last issue they asked about was landscaping. Several expressed a hope that the look of the building along Highway 101 could be softened with landscaping, such as some evergreen trees along there also. We told them that we do have a landscaping requirement, but even absent that requirement, we want to have pleasant landscaping particularly along Highway 101 where the building will be most visible to the public.

Those are my recollections of the course of the meeting.

Dave Maroney, please feel free to chime in with any of your observations as well.

Thank you!

Paul

Paul Bourgeois, CPA
Executive Director of Finance & Operations
Minnetonka Independent School District 276