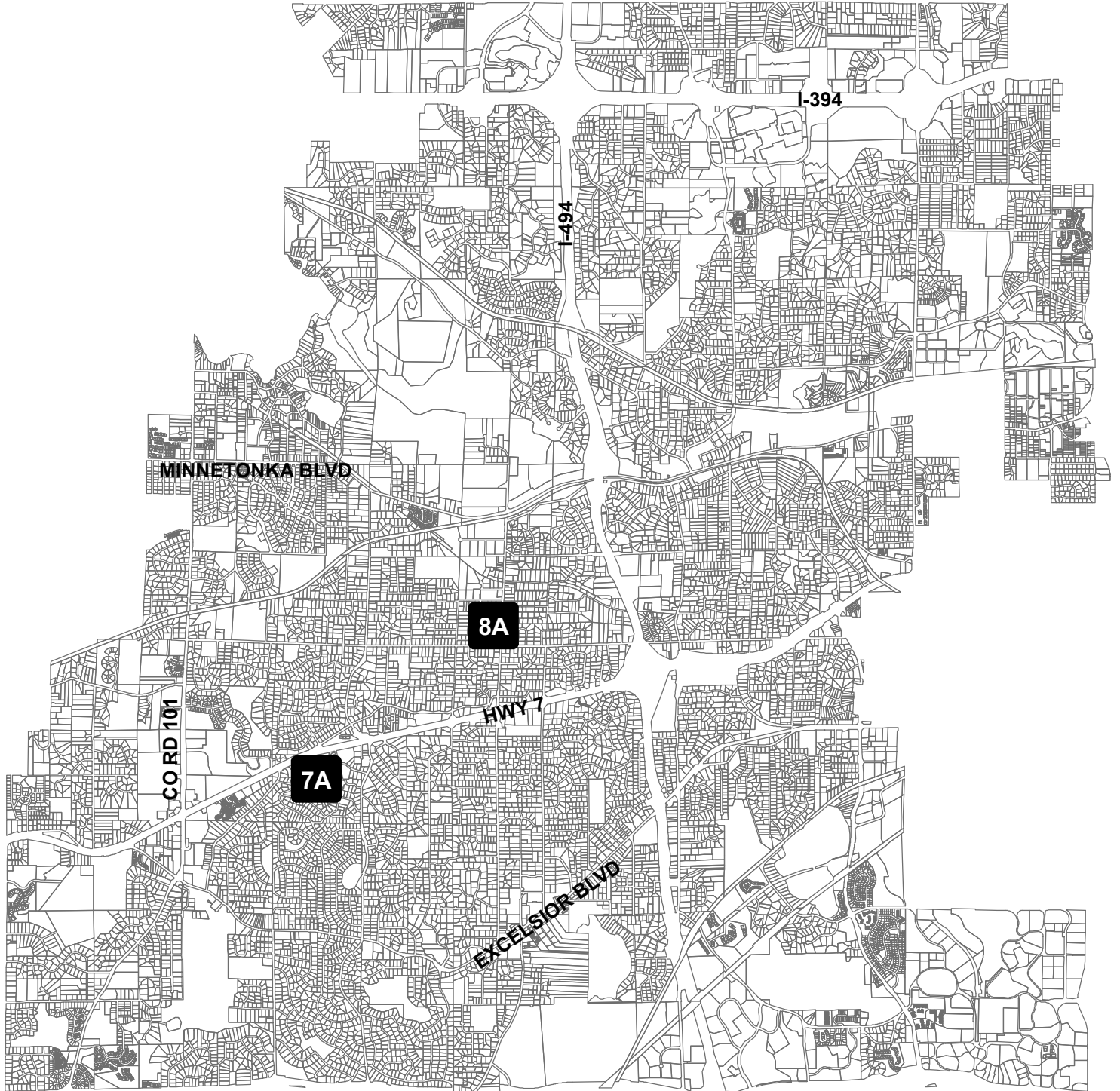




CITY OF  
**MINNETONKA**

# PLANNING COMMISSION DEC. 16, 2021

14600 Minnetonka Blvd. • Minnetonka, MN 55345  
(952) 939-8200 • Fax (952) 939-8244  
[minnetonkamn.gov](http://minnetonkamn.gov)





**Planning Commission Agenda  
Dec. 16, 2021**

**City Council Chambers – Minnetonka Community Center**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes:** Dec. 2, 2021
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda:**
  - A. Resolution approving an aggregate side yard setback variance for an addition at 16404 Temple Drive North.  
  
Recommendation: Adopt the resolution. (5 Votes)
    - Final decision, subject to appeal
    - Project Planner: Ashley Cauley
- 8. Public Hearings: Non-Consent Agenda Items**
  - A. Resolution denying a conditional use permit for an accessory structure in excess of 1,000 square feet at 4127 Williston Road.  
  
Recommendation: Recommend the city council adopt the resolution. (4 Votes)
    - Recommendation to City Council (Jan. 10, 2022)
    - Project Planner: Susan Thomas
- 9. Adjournment**

**Planning Commission Agenda**

**Dec. 16, 2021**

**Page 2**

**Notices**

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.
2. There following applications are tentatively schedule for the Jan. 6, 2022 agenda.

<b>Project Description</b>	Da Vinci Custom Homes, VAR for floodplain setback
<b>Project Location</b>	4230 Lindsey Lane
<b>Assigned Staff</b>	Ashley Cauley
<b>Ward Councilmember</b>	Kissy Coakley, Ward 4

<b>Project Description</b>	Sunny Days Therapy, CUP
<b>Project Location</b>	15225 Minnetonka Blvd
<b>Assigned Staff</b>	Susan Thomas
<b>Ward Councilmember</b>	Bradley Schaeppi, Ward 3

**Unapproved  
Minnetonka Planning Commission  
Minutes**

**Dec. 2, 2021**

**1. Call to Order**

Chair Sewall called the meeting to order at 6:30 p.m.

**2. Roll Call**

Commissioners Hanson, Henry, Maxwell, Waterman, Banks, and Sewall were present. Powers was absent.

Staff members present: City Planner Loren Gordon and Assistant City Planner Susan Thomas.

**3. Approval of Agenda**

*Maxwell moved, second by Waterman, to approve the agenda as submitted with additional comments provided in the change memo dated Dec. 2, 2021.*

*Hanson, Henry, Maxwell, Waterman, Banks, and Sewall voted yes. Powers was absent. Motion carried.*

**4. Approval of Minutes: Nov. 18, 2021**

*Banks moved, second by Henry, to approve the Nov. 18, 2021 meeting minutes as submitted.*

*Hanson, Henry, Maxwell, Waterman, Banks, and Sewall voted yes. Powers was absent. Motion carried.*

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting of Nov. 22, 2021:

- Adopted a resolution extending the approval for one year of a site and building plan for Chabad Center at 11021 Hillside Lane, 2327, 2333, 2339, and 2345 Hopkins Crossroad.

The next planning commission meeting is scheduled to be held on Dec. 16, 2021.

**6. Report from Planning Commission Members: None**

**7. Public Hearings: Consent Agenda**

No item was removed from the consent agenda for discussion or separate action.



***Hanson moved, second by Waterman, to approve the item listed on the consent agenda as recommended in the staff report as follows:***

**A. Resolution approving a front yard setback for a garage addition at 5325 Minnetoga Terrace.**

Adopt the resolution approving a front yard setback variance for a garage addition at 5325 Minnetoga Terrace.

***Hanson, Henry, Maxwell, Waterman, Banks, and Sewall voted yes. Powers was absent. Motion carried, and the item on the consent agenda was approved as submitted.***

Chair Sewall stated that an appeal of the planning commission's decision must be made in writing to the planning division within ten days.

**8. Public Hearings**

**A. Items concerning Walser Nissan at 15906 Wayzata Blvd.**

Chair Sewall introduced the proposal and called for the staff report.

Thomas reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Maxwell asked if the façade would be visible to the residents who live north of the site. Thomas answered in the negative. If it would be visible, then it would be very minor. The closest residence is located several hundred feet away from the paved surface of the parking lot. No comments were received from neighbors.

Chair Sewall confirmed with Thomas that the berm would not be touched.

David Phillips, the architect for the Walser Automotive Group and representing the applicant, stated that the staff summarized the project concisely. There would be no change to the grade of the site. The benefits would be a nicer showroom with more energy efficiency in the roof and glass façade, and there would be ADA upgrades. He was available for questions. He would appreciate the approval of the application.

Henry asked if solar panels would be utilized. Mr. Phillips stated that there would be new LED lighting, but the proposal would not include solar panels. Henry encouraged the applicant to look into solar panels. Mr. Phillips will suggest that to the Walser representatives.

The public hearing was opened. No testimony was submitted, and the hearing was closed.

***Banks moved, second by Waterman, to adopt the resolution approving a minor amendment to an existing master development plan, final site, and building plans and a sign plan amendment for Walser Nissan at 15906 Wayzata Blvd.***

***Hanson, Henry, Maxwell, Waterman, Banks, and Sewall voted yes. Powers was absent. Motion carried.***

**9. Other Business**

**A. Concept plan for Minnetonka School District Vantage/Momentum Building at 5735 County Road 101.**

Chair Sewall introduced the proposal and called for the staff report.

Gordon reported. Staff recommends that commissioners provide comments and feedback on the key topics identified by staff and any other land-use-related items that commissioners deem appropriate. This discussion is intended to assist the applicant in the preparation of more detailed development plans.

Dave Maroney, the architect with ATS&R Architects, representing the applicant, gave an abbreviated version of the presentation that was given at the neighborhood meeting. He stated that:

- He thanked Gordon and Thomas for working with him.
- He provided the history of the very successful Vantage program. The Momentum program is new and would provide hands-on training in automotive repair, a design lab, and students building things.
- The building is three stories and would house 300 junior and senior students at a time. Three hundred would attend in the morning and 300 others in the afternoon.
- There would be five trips by a shuttle bus in the morning and afternoon that would transport students to and from the high school. Students may park in the parking lot at the site.
- The arrival times are staggered at Clear Springs Elementary. The Vantage/Momentum buses would operate prior to the buses reaching Clear Springs Elementary in the morning and afternoon.
- All vehicle access would occur at the controlled intersection at Hanus Road and Co. Rd. 101. The existing drive onto Covington Road would still remain for services, deliveries, and access to staff parking.
- Neighbors expressed concern for traffic and tree loss but felt comfortable after hearing how traffic would be handled and that additional landscaping would be added.

- Neighbors asked if a semaphore would be added at Covington Road. He explained that the proposal would not warrant the addition of a traffic light at this time.
- He explained the changes made to the original proposal.
- The proposal would meet all tree ordinance requirements.
- The building would fit into the site. The large pines would be saved on the corner.
- He reviewed the grading plan.
- There would be parking for 68 vehicles.
- A post-and-beam fence would screen the delivery area.
- Administrative offices would be located on the main floor.
- There would be classes held on the top two floors and three rooftop units.
- The lower level would provide room for educational areas.
- He pointed out the bus drop-off area.
- There would be a tornado shelter area.
- The building would be a quality building and have a nice appearance with a good mix of materials and lots of glass.
- He is excited to submit the application right after Jan. 1, 2022, break ground in late spring and be operational for the 2023-2024 school year.

Waterman appreciated the presentation. In response to his question, Mr. Maroney stated that the school district does currently use shuttle buses. There would be an additional 20 or more unused parking spaces available north of the district office. There would be room for up to 200 additional students as the program grows. There may also be future expansion space available at the Pagel Center.

Banks appreciated the great presentation. He asked how garbage and service trucks would access the service yard. Mr. Maroney pointed out the receiving area, access point, and traffic pattern.

Maxwell asked if a cut-out could be made to save vehicles from traveling through the site. Mr. Maroney understood her reasoning and explained how the concept plan was decided on to provide stacking for the parent-drop-off area, maintain the elevations, and keep current functioning traffic patterns the same.

Hanson applauded the change to preserve more trees but asked if saving more trees caused the removal of something that would help the site be better prepared for the future. Mr. Maroney explained how the previous proposal was changed so that the concept plan would save a significant group of trees, provide vehicle access and reshape the building to be a little more efficient and better. He is a fan of collaborative activities. He appreciates the city caring about the trees and creating an ordinance that is so clear. He is proud of the concept plan. The neighbors like it. The only offset is the reduction in the number of parking stalls.

Henry appreciated Mr. Maroney's collaborative efforts. In response to Henry's question, Mr. Maroney explained that the school district plans on not renewing the Baker Road lease. The TSP building would be used.

Henry noted the current shortage of machinists and trades workers in the labor market. He suggested providing training for machinists. Mr. Maroney said that would be a possibility.

In response to Henry's question, Mr. Maroney stated that the Minnetonka School District received an Energy Star rating and used 100 percent renewable energy. He will share Henry's request to include solar panels with the applicant.

Chair Sewall asked how many students would be anticipated to drive rather than use the shuttle bus. Mr. Maroney stated that the school board is invested in accommodating the shuttle bus traffic. The limitations of the site may dictate how many vehicles may park there. Mr. Maroney noted that the site would have an underground storm chamber under the parking lot to handle stormwater management.

Chair Sewall invited comments from the public. No one chose to speak.

Henry stated that:

- He likes the proposal. It would be a really great use of the property.
- The school district has done its homework planning for the circulation of traffic.
- He appreciates that the concept plan would save twice as many trees and meet all tree preservation ordinance requirements.
- The view of the building from Co. Rd. 101 appears uninspiring. It would be nice to include more windows and add an architectural feature.

Maxwell stated that:

- This is one of the most detailed concept plans the commission has reviewed. She appreciated all of the work already completed on the concept plan, including meeting the requirements of the new, stricter tree preservation ordinance. She was excited to hear that the new tree protection ordinance gave Mr. Maroney the opportunity to come up with a good solution to meet the requirements and preserve more trees for the future, as well as an improvement for the site.
- She likes the shape of the building and the flow through the site. The building may be a little uninspired, but she was confident it would be improved.
- She likes the traffic access located on the north side rather than Covington Road.

- She would like to see more information on the traffic demand for the current program and how many students currently take the shuttle bus, and how many drive themselves or are dropped off.
- She is very impressed with the concept plan.

Banks stated that:

- He appreciates the great presentation.
- His only concern would be the amount of traffic that would travel through the elementary school. The concept plan's access would be a better location than Covington Road.
- He would like detail added to the west side of the building. It could be a beautiful building in that location.

Hanson stated that:

- He appreciates the staff and Mr. Maroney working with commissioners.
- The proposal would be a great use of the space.
- He is excited to see the program grow and thrive.
- He would support the building being able to accommodate 60 years of growth.
- The proposed building looks too much like an office building.
- He would like to see landscaping and traffic way-finding signs included in an application.
- He hopes to see Mr. Maroney back in early 2022.

Waterman stated that:

- He agrees with commissioners. The concept plan would be a great use of the site.
- He appreciates the applicant working with neighbors and changing the previous plan to meet tree preservation ordinance requirements.
- He was a little concerned that the school district would outgrow the space too quickly.
- He was concerned that there would not be enough parking spaces but would be interested in more data about how it would work.
- He likes the placement and mass of the building.
- He would love to see landscaping included on the next plan.
- He would like more windows added to the side of the building facing Co. Rd. 101.
- The concept plan looks good.

Chair Sewall stated that:

- He agrees that the location is great for the program. The school district is lucky that the parcel is there and available.
- He was glad that the concept plan moved the building, and so many trees would be saved.
- He was not totally sure about the parking but would appreciate some information on the parking demand for the existing program included in the application.
- He encouraged landscaping to be added to the site along Co. Rd. 101.
- He understood saving money on the appearance of the building for it to be used instead of educating students.
- He likes the concept plan.
- Great feedback was received at the neighborhood meeting.
- He hopes a formal application will be submitted soon.

Chair Sewall noted that this item is scheduled to be heard by the city council on Dec. 20, 2021. He wished the applicant luck.

#### 10. Adjournment

***Waterman moved, second by Maxwell, to adjourn the meeting at 7:50 p.m. Motion carried unanimously.***

By: \_\_\_\_\_  
Lois T. Mason  
Planning Secretary

# **Minnetonka Planning Commission Meeting**

## **Agenda Item 7**

Public Hearing: Consent Agenda



**MINNETONKA PLANNING COMMISSION**  
**Dec. 16, 2021**

**Brief Description**            Aggregate side yard setback variance for an addition at 16404 Temple Drive North

**Recommendation**         Adopt the resolution approving the request.

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**Background**

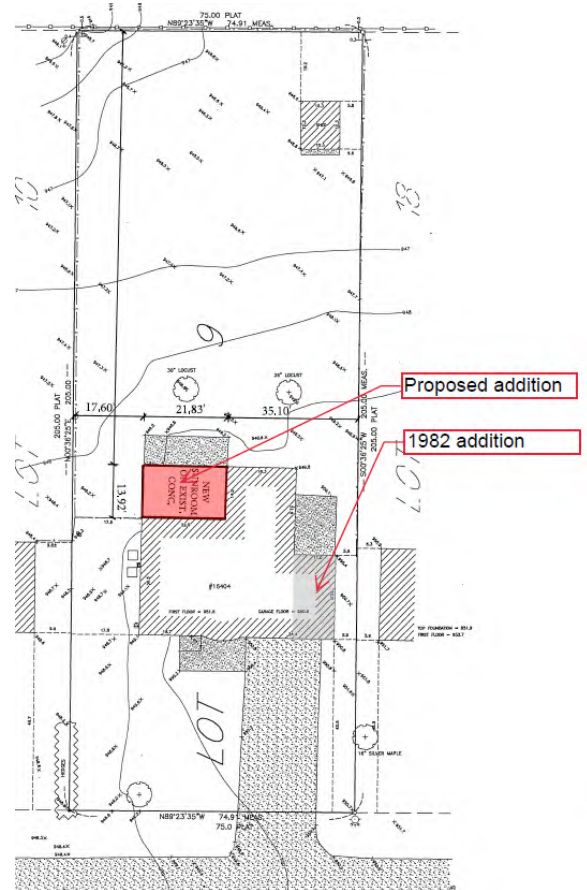
The property at 16404 Temple Drive is roughly 16,000 square feet in size and is part of the TEMPLE VILLAGE subdivision, which was created in 1957.

The existing home was also constructed in 1957, prior to the adoption of the city's first zoning ordinance. The home met all setback requirements at the time of construction.

In 1982, the then property owners applied for a side yard setback variance from 15 feet to six feet. The city council overturned the Board of Zoning Adjustment's denial of the variance request.<sup>1</sup> The variance allowed the conversion of a single-car garage to a two-car garage. The city code was amended shortly after to require a 10-foot side yard setback and a 30-foot aggregate side yard setback.

**Proposal**

Katherine Clark, on behalf of the property owners, is proposing to construct a 300 square foot sunroom on the northwest corner of the existing home. The addition requires an aggregate side yard setback variance from 30 feet to 23 feet.



**Staff Analysis**

Staff finds that the applicant's proposal meets the variance standard outlined in the city code:

- **Reasonableness:** The proposed 17.5-foot setback would maintain the existing home's setback and the setback required at the time of the home's construction.
- **Unique circumstance:** The proposed setback is the result of the 1982 setback variance approval, which reduced the aggregate side yard setback. This is not a circumstance common to similarly zoned properties.

---

<sup>1</sup> By 1982 city code, there shall be a side yard, on each side of the building, having a width of not less than fifteen feet.

- **Character of the locality:** The proposed addition would not negatively impact neighborhood character. The addition would not be visible from the adjacent right-of-way and would replace a portion of an existing patio.

**Staff Recommendation**

Adopt the attached resolution approving a side yard setback variance for an addition at 16404 Temple Drive North.

Originator: Ashley Cauley, Senior Planner  
Through: Loren Gordon, AICP, City Planner

### Supporting Information

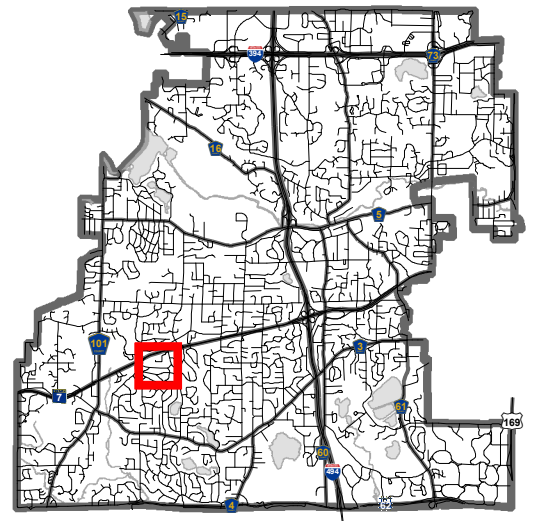
<b>Project No.</b>	21033.21a
<b>Property</b>	16404 Temple Drive North
<b>Applicant</b>	Katherine Clark, on behalf of the property owners
<b>Surrounding Land Uses</b>	<p>Properties to the north are Clearspring Townhomes, zoned R-3, guided for medium density residential, zoned R-3</p> <p>Properties to the east, south, and west are single-family residential homes, guided low density, zoned R-1</p>
<b>Planning</b>	Guide Plan designation: Single-family residential Zoning: R-1
<b>Expansion permit Vs. a variance</b>	<p>A variance is required when an expansion of a use will intrude further into a setback area beyond the distance of the existing structure. An expansion permit is required when an expansion of a use will occupy a <i>non-conforming</i> area that was not previously occupied.</p> <p>While the proposed addition would not extend beyond the existing structure, the existing structure's setbacks are not considered <i>non-conforming</i>. The structure's setback became 'conforming' after the 1982 variance approval. As such, a variance – and not an expansion permit – is required.</p>
<b>Variance Standard</b>	A variance may be granted from the requirements of the zoning ordinance when: (1) it is in harmony with the general purposes and intent of the ordinance; (2) it is consistent with the comprehensive plan; and (3) when an applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean that the applicant proposes to use a property in a reasonable manner not permitted by the ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and, the variance if granted, would not alter the essential character of the locality. (City Code §300.07)
<b>Appeals</b>	Any person aggrieved by the planning commission's decision about the requested variances may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.
<b>Neighborhood Comments</b>	The city sent notices to 95 area property owners and received no comments.
<b>Deadline for Decision</b>	2021-03-17





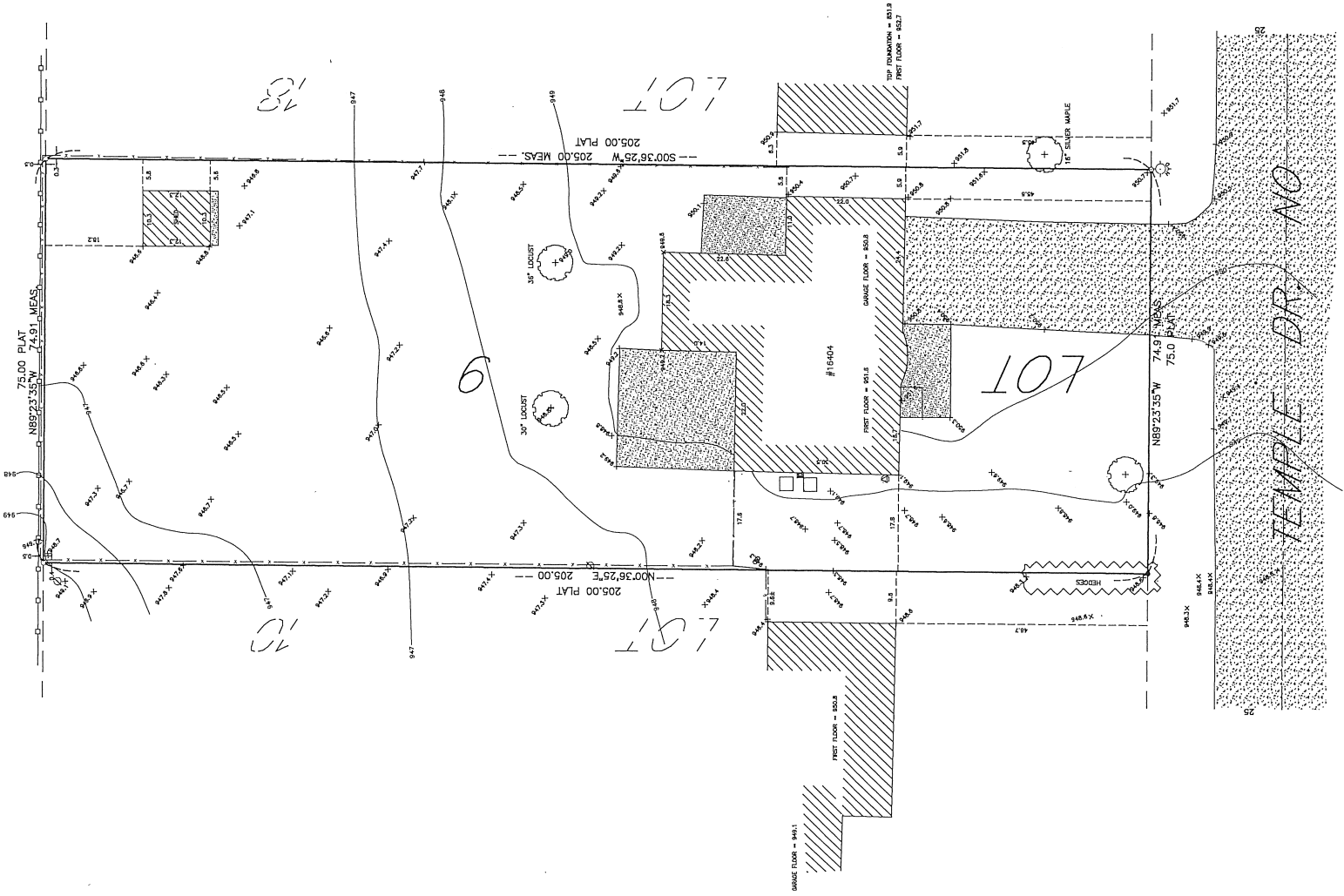
### Location Map

Project: Cooper Residence  
Address: 16404 Temple Drive North





**EXISTING CONDITION SURVEY FOR:  
MATE COOPER**



# EXISTING SITE PLAN

All building dimensions are measured to the finished floor unless otherwise noted.  
If not the building foundation.  
Use of all utilities shown are from utility observations made on site and are approximate. Utility connections should be verified by utility companies' records and for exact location before doing any excavation.

**IMPERVIOUS SURFACE**  
LA Area = 15,385.2 SF  
IMPERVIOUS SURFACE  
House = 1,231.7 SF  
Staircase Deck = 917.5 SF  
Concrete, Patios and Stoop = 820 SF  
Shed = 127 SF  
Total = 3,996.9 SF = 26.1%

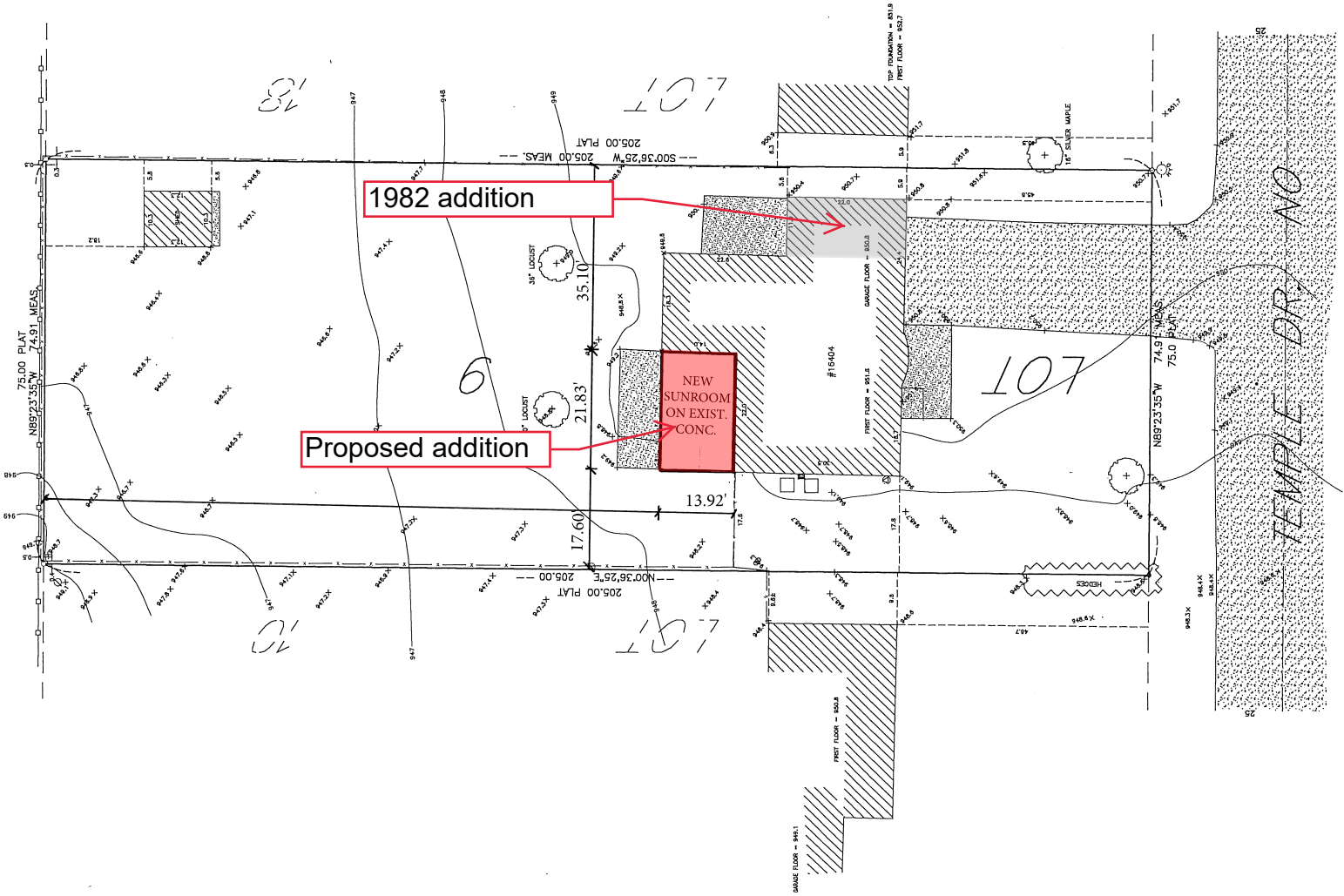
**LEGEND**

- Existing Colour
- Existing Elevation
- Chain-Lock Fence
- Privacy Fence
- Power Pole
- Hydrant
- Found Iron Monument
- Reference Point

EXISTING CONDITION SURVEY FOR:  
**ATE COOPER**



# PROPOSED SITE PLAN



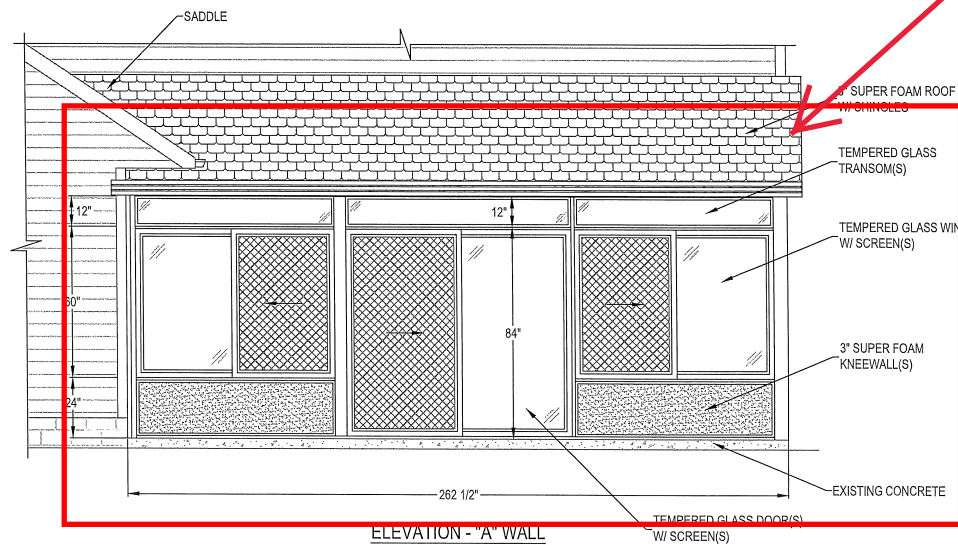
<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>Existing Centerline</li> <li>Existing Elevation</li> <li>Chain-link Fence</li> <li>Power Pole</li> <li>Hydrant</li> <li>Found Iron Monument</li> <li>Reference Point</li> </ul>	<p><b>IMPERVIOUS SURFACE</b></p> <ul style="list-style-type: none"> <li>Lot Area = 15,358.2 SF</li> <li>IMPERVIOUS SURFACE</li> <li>House = 1,731.7 SF</li> <li>Blumhouse Drive = 917.5 SF</li> <li>Concrete, Patios and Sloop = 609 SF</li> <li>Shed = 127 SF</li> <li>Total = 3,386.2 SF = 22.1%</li> </ul>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>1/1/2020</td> <td>ISSUED FOR PERMITS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	1/1/2020	ISSUED FOR PERMITS	<p><b>W. BROWN LAND SURVEYING, INC.</b>          8008 CLEAR AVENUE, SUITE 208,          ROCKFORD, ILLINOIS 61103</p>
NO.	DATE	DESCRIPTION							
1	1/1/2020	ISSUED FOR PERMITS							

All building dimensions are measured to the finished floor unless otherwise noted. If not the building foundation.  
 All elevations are taken from either observed or from a datum. All utility structures shown are approximate. Utility structures should be located by other means before any excavation.

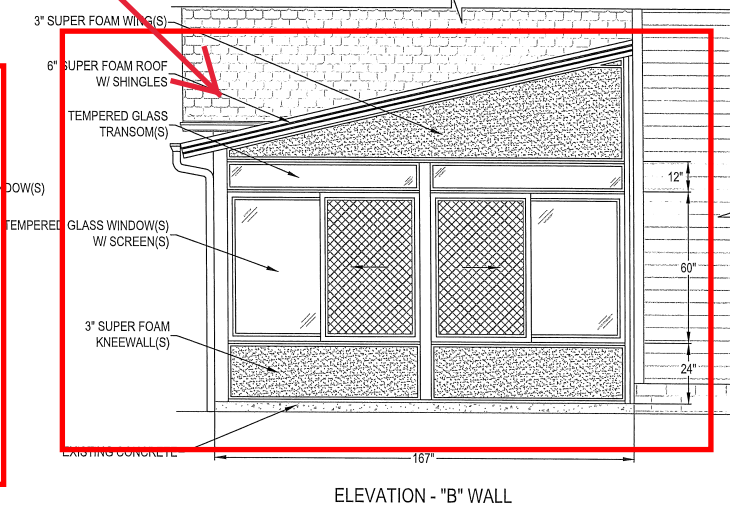
SCALE = 1" = 20'  
 DATE = 1/1/2020  
 DRAWN BY = [Name]



**Proposed addition**



ELEVATION - "A" WALL



ELEVATION - "B" WALL

LOCATION  
 GDI - MINNEAPOLIS  
 1636 CERVAIS AVE. EAST, SUITE 7-8  
 MAPLEWOOD, MN 55109  
 612-288-0994

DAVE & KATE COOPER  
 16404 TEMPLE DRIVE N  
 MINNETONKA, MN 55345  
 JOB #37331

*The client hereby certifies that the plan, specifications, and details are true and correct and that the client understands and agrees to the terms and conditions of the contract.*

*James A. Clancy*

DCT 06 2021

JAMES A. CLANCY, P.E., L.S.  
 MN PROFESSIONAL ENGINEER (MN LIC #45968)  
 601 ASBURY AVENUE  
 NATIONAL PARK, NJ, 08063  
 PH. # 856-853-7306

DATE	9/28/21
DRAWN	MTS
SCALE	1/4" = 1'-0"
SHEET	2 OF 6

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, L.L.C., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



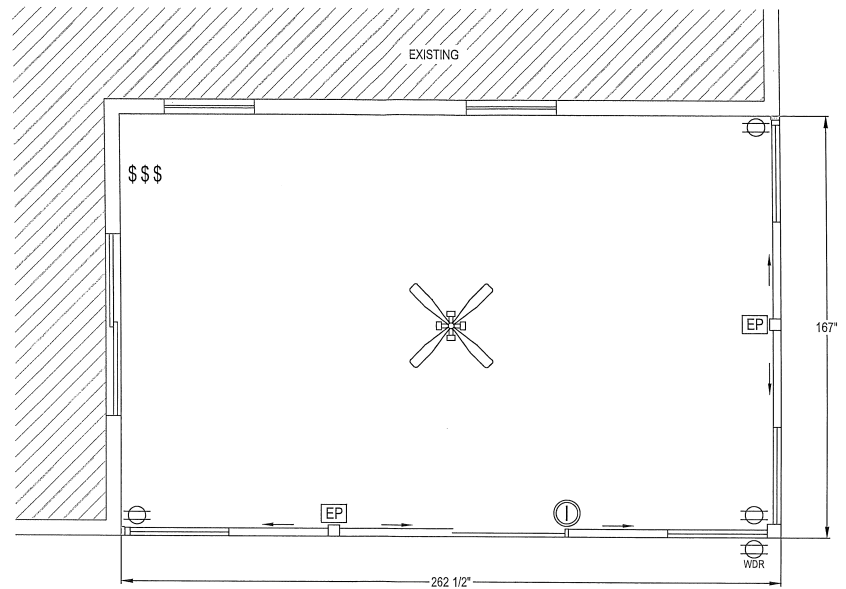


LOCATION  
 GDI - MINNEAPOLIS  
 1636 GERVAIS AVE. EAST, SUITE 7-8  
 MAPLEWOOD, MN 55109  
 612-288-0994

DAVE & KATE COOPER  
 16404 TEMPLE DRIVE N  
 MINNETONKA, MN 55345  
 JOB #37331

DATE	9/28/21
DRAWN	MTS
SCALE	1/4" = 1'-0"
SHEET	3 OF 6

1707  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.  
 JAMES A. CLANCY  
 JAMES A. CLANCY, P.E., L.S.  
 MN. PROFESSIONAL ENGINEER (MN. LIC. #45968)  
 601 ASSURAY AVENUE  
 NATIONAL PARK, N.J. 08063  
 PH. # 856-853-7306



ELECTRICAL PLAN

GDI ELECTRICAL SYMBOL LEGEND

	ELECTRICAL RACEWAY POST
	DUPLEX RECEPTACLE
	WEATHERPROOF DUPLEX RECEPTACLE (W/ GFCI)
	INTERIOR LIGHT
	SWITCH
	CEILING FAN W/ LIGHT

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



GREAT DAY IMPROVEMENTS, MINNEAPOLIS  
COOPER RESIDENCE

DRAWING #	DESCRIPTION
1	COVER
2	ELEVATION "A" & "B" WALL
3	ELECTRICAL PLAN
4	ROOF PLAN
5	SYSTEM DETAILS
6	SYSTEM DETAILS

MINIMUM DESIGN LOADS: PER 2020 MN SBC / 2018 IRC  
W/ MN AMENDMENTS

SUNROOM CATEGORY II (PER 2018 IRC R301.2.1.1.1  
& AAMA / NPEA / NSA 2100)

SNOW LOADS: GROUND SNOW LOAD 50 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

LIVE LOADS:

1. ROOF: 30 PSF
2. FLOOR: 40 PSF

THIS SUNROOM IS NOT TO BE CONDITIONED  
OR USED AS A PERMANENT LIVING AREA.

NOTES:

1. COMFORTVIEW (CA8) SUNROOM; WHITE IN COLOR
2. CONSTRUCT SUNROOM ON EXISTING CONCRETE
3. NO HEAT BY GDI; ELECTRICAL BY GDI
4. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS (PER 2018 IRC SECTION N1102.1, NOTE 1.2)

ALLOWABLE SOIL PRESSURE CONSIDERED  
(PRESUMPTIVE) = 1500 PSF

NOTE: THE P.E. STAMP ON THESE DRAWINGS ADDRESS  
ONLY THE GDI MANUFACTURED COMPONENTS & THE  
ANCHORAGE OF THESE COMPONENTS TO THE EXISTING  
STRUCTURE.

LOCATION  
GDI - MINNEAPOLIS  
1636 GERVAIS AVE. EAST, SUITE 7-8  
MAPLEWOOD, MN 55109  
612-268-0994

DAVE & KATE COOPER  
16404 TEMPLE DRIVE N  
MINNETONKA, MN 55345  
JOB #37331

OCT 06 2021

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JAMES A. CLANCY, P.E., L.S.  
MN. PROFESSIONAL ENGINEER (MN. LIC. #45968)  
60 CASBURY AVENUE, REG. MO. 45289  
NATIONAL PARK, NJ, 08063  
PH. # 856-853-7306

DATE	9/29/21
DRAWN	MTS
SCALE	1/4" = 1'-0"
SHEET	1 OF 6

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC, AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

## CITY OF MINNETONKA

Council minutes

-4-

June 28, 1982

## PETITIONS AND COMMUNICATIONS FROM CITIZENS

19. REQUEST FROM GORDON MACDONALD APPEALING THE MAY 27, 1982 DECISION OF THE BOARD OF ZONING ADJUSTMENT DENYING THEIR PETITIONS FOR A VARIANCE AT 16404 NORTH TEMPLE DRIVE

Jim Miller introduced the item. Bloom reported that Mr. MacDonald is requesting permit from the City to expand his single car garage to a double garage which would come within 6' of the property line, and the request is to grant a request for a side yard setback from 15' down to 6'. Bloom reported on the reasons for denial by the Board of Zoning Adjustment, and Council discussed the side yard setback and the requirements for setbacks for townhouses versus single family lots. Richard Bloom reported on the City's setback requirements and said this area was platted in 1953 and there are no easements along the lot lines.

Gordon MacDonald, petitioner, was present and said the size of the garage will be approximately 24' x 20'. Judy MacDonald, wife of the petitioner, came forward and spoke for granting of the request. Hanus spoke for giving the variance as he believes it will improve the value of the house and the neighborhood. Gordon said she also supports the request. MacDonald presented a petition signed by the neighbors in support of his request. Radermacher also will support the request. Hise said that the granting of this request will make it difficult for the City Council to turn down a similar request from others on this street, and expressed concern that the "openness" of the neighborhood will be eroded. Cotton spoke to uphold the decision of the BZA, and Cotton moved to uphold the decision of the Board of Zoning Adjustment to deny Gordon MacDonald's request for a variance to reduce side yard setback from 15' to 6' at 16404 North Temple Drive. The motion died for lack of a second.

Gordon moved, Hanus seconded a motion to grant the request of Gordon MacDonald appealing the May 27, 1982 decision of the Board of Zoning Adjustment, and the project he intends to be completed within one year, and that architectural drawings will be presented to the Planning Department for approval. Mayor Donlin asked that the stipulation regarding review of architectural drawings be removed, and the motion to read that it is based upon the drawings which accompanied the request. This change was agreeable to the maker of the motion and the seconder of this motion. Radermacher, Gordon, Hanus, Hise, DeGhetto voted "aye." Cotton and Donlin voted "no." Motion carried.

**Planning Commission Resolution No. 2021-**  
**Resolution approving an aggregate side yard setback variance**  
**for an addition at 16404 Temple Drive North**

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Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 Katherine Clark has requested a variance from the city code for an addition onto the existing home. (Project #21033.21a)
- 1.02 The property is located at 16404 Temple Drive North. It is legally described as:  
  
Lot 9, Block 2, Temple Village, Hennepin County, Minnesota  
  
Torrens Certificate No. 750534
- 1.03 The existing home was constructed in 1957, prior to the adoption of the city's first zoning ordinance.
- 1.04 In 1982, the city council approved a variance reducing the side yard setback from 15 feet to six feet to allow an addition onto the garage.
- 1.05 City Code §300.10, Subd. 5(c) requires the sum of the side yard setbacks to be no less than 30 feet. The applicant is proposing 23 feet.
- 1.06 Minnesota Statute §462.357 Subd. 6, and City Code §300.07 authorizes the Planning Commission to grant variances.

Section 2. Standards.

- 2.01 By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not

solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

3.01 The proposal meets the variance standard outlined in City Code §300.07 Subd. 1(a):

1. **PURPOSE AND INTENT OF THE ZONING ORDINANCE:** The intent of the side yard setback is to provide adequate separation between structures. The proposed aggregate side yard setback of 23 feet allows the construction of an addition that maintains the side yard setbacks of the existing home.
2. **CONSISTENT WITH COMPREHENSIVE PLAN:** The guiding principles in the comprehensive guide plan provide for maintaining, preserving, and enhancing existing neighborhoods. The requested variance would allow for investment into a single-family residential property.
3. **PRACTICAL DIFFICULTIES:** There are practical difficulties in complying with the ordinance:
  - a) **REASONABLENESS:** The proposed setbacks would maintain the existing home’s setback and the setback required at the time of the home’s construction.
  - b) **UNIQUE CIRCUMSTANCE:** The proposed setback is a result of the 1982 setback variance approval, which reduced the aggregate side yard setback. This is not a circumstance common to similarly zoned properties.
  - c) **CHARACTER OF LOCALITY:** The proposed addition would not negatively impact neighborhood character. The addition would not be visible from the adjacent right-of-way and would replace a portion of the existing patio.

Section 4. Planning Commission Action.

4.01 The Planning Commission approves the above-described variance based on the findings outlined in Section 3 of this resolution. Approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, excepted as modified by the conditions below:
  - Survey, submitted Nov. 17, 2021
  - Floor plans and elevations dated Sept. 28, 2021

2. Prior to issuance of a building permit:
  - a) A copy of this resolution must be recorded with Hennepin County.
  - b) Install erosion control fencing as required by staff for inspection and approval. These items must be maintained throughout the course of construction.
  - c) Submit a tree mitigation plan. The plan must meet minimum mitigation requirements as outlined in the ordinance. However, at the sole discretion of staff, mitigation may be decreased. No mitigation is required based on the submitted plans.
  
3. This variance will end on Dec. 31, 2022, unless the city has issued a building permit for the project covered by this variance or has approved a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Dec. 16, 2021.

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Joshua Sewall, Chairperson

Attest:

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Fiona Golden, Deputy City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Dec. 16, 2021.

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Fiona Golden, Deputy City Clerk

# **Minnetonka Planning Commission Meeting**

## **Agenda Item 8**

Public Hearing: Non-Consent Agenda



**MINNETONKA PLANNING COMMISSION**  
**Dec. 16, 2021**

<b>Brief Description</b>	Conditional use permit for an accessory structure in excess of 1,000 square feet at 4127 Williston Road
<b>Recommendation</b>	Recommend the city council deny the request.

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## **Background**

On Oct. 14, 2021, the planning commission considered a conditional use permit request to construct a large accessory structure in the northeast corner of the subject property. As proposed, the building would have a footprint of 2,100 square feet and a total area of roughly 2,865 square feet. The space within the building would be divided between vehicular storage, general storage, workshop, office, entertaining, and bathroom space.

Staff recommended denial of the request, noting:

- **Consistent with the Ordinance.** By definition, an accessory structure is a structure "subordinate to and associated with the principal structure" on the same lot.<sup>1</sup> The proposed accessory structure would have a footprint larger than that of the existing home and would be just 500 square feet less in total area. Given the proposed size and proposed spaces – including garage space, habitable space, and a deck – the structure would not be clearly subordinate to the principal use. Instead, it would have the appearance of a second principal use on the property.
- **Preservation of the site in its natural state to the extent practicable.** The site's topography slopes upward from west to east, rising roughly 28 feet from the existing home to the east property line. As located, the proposed structure would require a roughly 205-foot long driveway. The building itself would result in excavation – or "cut" – of one to seven feet over its full footprint, resulting in a significant volume of earth removed. Locating an accessory structure closer to the existing home would require less grading and result in less tree impact.
- **Creation of a harmonious relationship of buildings and open spaces.** The structure would be located 124 feet from the existing home, unnecessarily impacting the site's natural topography and existing trees. Further, this location would be closer to two neighboring homes than to the applicant's home.

The planning commission generally concurred with the staff's recommendation. The applicant requested that formal action be tabled to allow for plan revisions.

## **Revised Proposal**

The applicant has since revised the proposal to: (1) reduce the footprint of the building; (2) reduce the total square footage of the building; (3) remove a window and relocate a service door

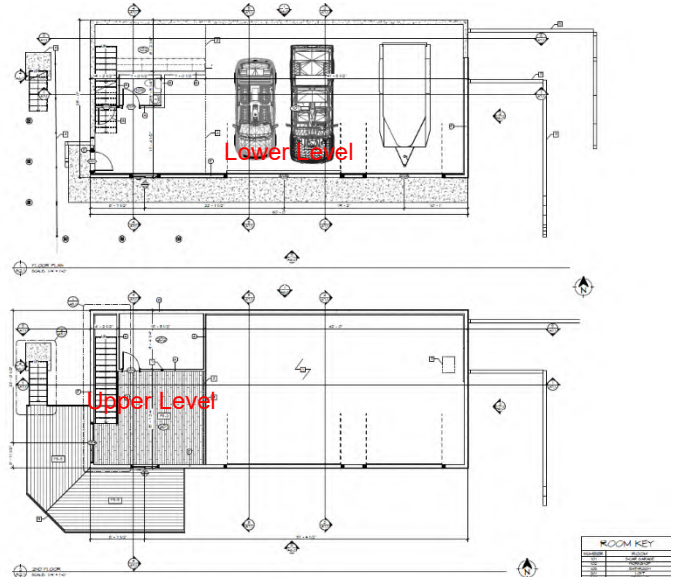
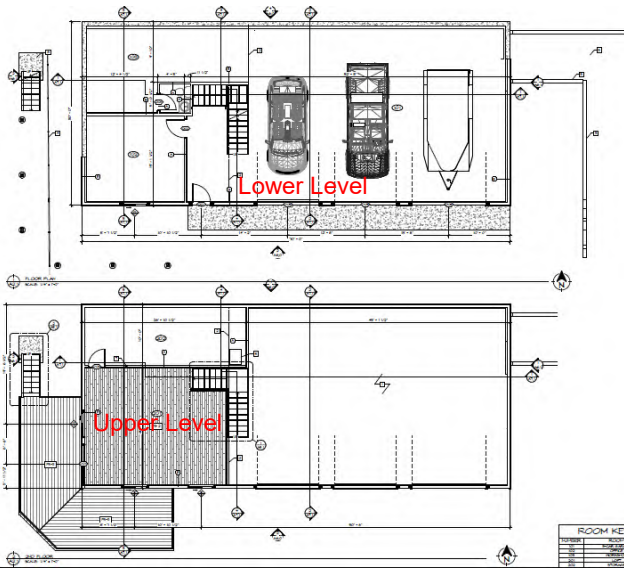
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<sup>1</sup> City Code §300.02.147

from the south façade to the west façade, and (4) combine individual garage doors into one door.

**Original Submittal**

**Revised Submittal**



		<b>ORIGINAL PROPOSAL</b>	<b>CURRENT PROPOSAL</b>
<b>SIZE</b>	Footprint	2,100 sq.ft.	1,500 sq.ft.
	Total Area	2,865 sq.ft.	1,960 sq.ft.
<b>SETBACKS</b>	North	18 ft	18 ft
	East	46 ft	54 ft
	From Applicant's Home	124 ft	124 ft
	From Closest Home to North	117 ft	117 ft
	From Closest Home to East	79 ft	87 ft
<b>HEIGHT</b>	Code Definition	12 ft	12 ft
	Visual	24 ft	24 ft

### Staff Comment

The homeowners have indicated that the revised plan results in the greatest size reduction they are comfortable with and that would still meet their goals for the property. They note that, as an alternative, a structure with an enclosed floor area of 1,000 square feet and an attached, covered – but unenclosed – space could be constructed in the same location through the administrative building permit process.<sup>2</sup>

The staff appreciates the owner's desire to add enclosed space to their property. However, the revisions do not change the staff's previous findings. In particular:

- **Preservation of the site in its natural state to the extent practicable.** As located, the proposed structure would require a roughly 205-foot long driveway. The building itself would result in excavation – or “cut” – of one to seven feet over its full footprint, resulting in a significant volume of earth removed. Locating an accessory structure closer to the existing home would require less grading and result in less tree impact.
- **Creation of a harmonious relationship of buildings and open spaces.** The structure would be located 124 feet from the existing home, unnecessarily impacting the site's natural topography and existing trees. Further, this location would be closer to two neighboring homes than to the applicant's home.

The city has approved conditional use permits for large accessory buildings in the past. However, the city must – and does – review each application for such use individually. It is the staff's opinion that the combination of proposed size, design, and location makes this specific proposal unreasonable. Additional enclosed space could be added to the property in a variety of ways, including an addition to the home or construction of an accessory structure of up to 1,000 square feet and 12 feet in height.

### Staff Recommendation

Recommend that the city council adopt the resolution denying a conditional use permit for an accessory structure in excess of 1,000 square feet at 4127 Williston Road.

Originator: Susan Thomas, AICP, Assistant City Planner  
Through: Loren Gordon, AICP, City Planner

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<sup>2</sup> By city code 300.10 Subd.4, an accessory structure with a total floor area in excess of 1,000 square feet is allowed on residential properties only by conditional use permit. The code-definition of “floor area” includes only fully enclosed spaces.

### Supporting Information

**Surrounding Land Uses**

All surrounding properties are zoned R-1, guided for low density residential and improved with single-family homes.

**Planning**

Guide Plan designation: low density residential  
Zoning: R-1, low density residential

**CUP Standards**

City Code §300.16 Subd.2 outlines the general standards that must be met for granting a conditional use permit on a residential lot. The proposal would not meet one of these standards.

1. The use is consistent with the intent of this ordinance.

**Finding:** The proposed structure would not meet this standard.

The intent of the ordinance as it pertains to accessory structures on single-family properties is to allow property owners' construction of structures "subordinate to, and associated with," their homes. Given the proposed size and the design – which includes garage space, habitable space, and a deck –the structure would not be clearly subordinate to the principal use. Instead, it would have the appearance of a second principal use on the property.

2. The use is consistent with the goals, policies, and objectives of the comprehensive plan;

**Finding:** The proposal would meet the site's low-density designation in the comprehensive plan.

3. The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements; and

**Finding:** The proposed structure would be unlikely to have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements

4. The use does not have an undue adverse impact on public health, safety, or welfare.

**Finding:** The proposed structure would be unlikely to have an undue adverse impact on public health, safety, or welfare.

City Code §300.16 Subd.3(f) outlines the following specific standards that must be met for granting a conditional use permit for accessory structures in excess of 1,000 square feet of gross floor area or 12 feet in height. The proposal would not meet one of these standards.

1. Side and rear setbacks equal to the height of the structure or 15 feet, whichever is greater;

**Finding:** The structure would have a code-defined height of 12 feet and would be set back 18 and 54 feet from the side and rear property lines, respectively.

2. No additional curb cuts to be permitted;

**Finding:** Access to the structure would be via an extension of the existing driveway. No additional curb cuts are proposed.

3. Not to be used for commercial activities;

**Finding:** The applicant has indicated the structure would be for personal use only.

4. Structure to be architecturally consistent with the principal structure;

**Finding:** The intent of this standard is to ensure that accessory structures within residential zoning districts appear to be residential in nature. The structure would have a different architectural form than the existing home. However, the applicant indicates the structure would incorporate similar materials as the existing home.

5. Landscaping to be required to buffer views when the structure is highly visible from adjoining properties; and

**Finding:** The structure would be reasonably screened by existing topography and vegetation along the property lines.

6. Site and building plan subject to review pursuant to Section 300.27 of this ordinance.

**Finding:** The structure would not meet several site and building plan standards. See the following section.

### SBP Standards

City Code §300.27, Subd. 5, states that in evaluating a site and building plan, the city will consider its compliance with the following standards. The proposal would not meet several of these standards.

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;

**Finding:** The proposal has been reviewed by the city's planning, building, engineering, natural resources, fire, and public works staff. It would meet the site's low-density designation in the comprehensive plan. Though large in size and site impact, the

proposal would not trigger the stormwater management rules of the water resources management plan.

2. Consistency with this ordinance;

**Finding:** The proposed structure would not meet this standard.

By definition, an accessory structure is a structure "subordinate to, and associated with the principal structure" on the same lot. Given the proposed size and the design – which includes garage space, habitable space, and a deck –the structure would not be clearly subordinate to the principal use. Instead, it would have the appearance of a second principal use on the property.

3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;

**Finding:** The proposed structure would not meet this standard.

The site's topography slopes upward from west to east, rising roughly 28 feet from the existing home to the east property line. As located, the proposed structure would require a roughly 205-foot long driveway. The building itself would result in excavation – or "cut" – of one to seven feet over its full footprint, resulting in a significant volume of earth removed. Locating an accessory structure closer to the existing home would require less grading and result in less tree impact.

4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;

**Finding:** The proposed structure would not meet this standard.

The structure would be located 124 feet from the existing home, unnecessarily impacting the site's natural topography and existing trees. Further, this location would be closer to two neighboring homes than to the applicant's home.

5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:

- a) An internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors, and the general community;
- b) The amount and location of open space and landscaping;
- c) Materials, textures, colors, and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and

- d) Vehicular and pedestrian circulation, including walkways, interior drives, and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.

**Finding:** The proposed structure would not meet this standard. The structure would be located 124 feet from the existing home. Existing topography and trees would be unnecessarily impacted.

- 6. Promotion of energy conservation through design, location, orientation, and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading; and

**Finding:** The proposal would require a building permit and would be required to meet minimum energy standards.

- 7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light, air, and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

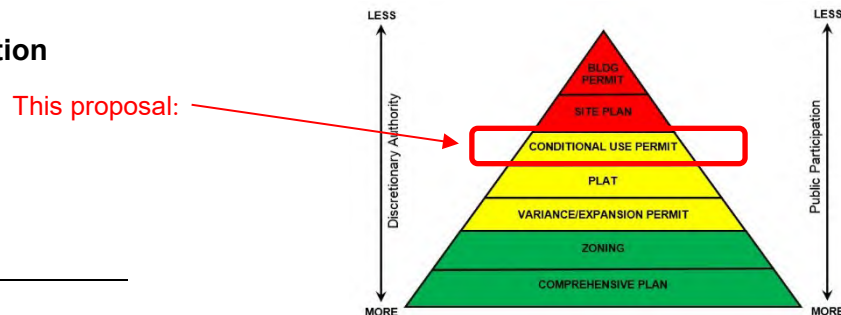
**Finding:** The structure would be screened by existing vegetation and would not be visible from the adjacent public right-of-way. If approved, tree mitigation and landscaping may be required at the time of a building permit.

**ADU**

The proposed building has not been designed as an accessory dwelling unit (ADU). By definition, an ADU is a secondary dwelling that “includes provisions for living independent of the principal dwelling, such as areas for sleeping, cooking, and sanitation, as determined by the city planner.”<sup>3</sup> The proposed building does not have obvious cooking or sanitation spaces. (In staff’s opinion, a half bath would not qualify as an independent sanitation area.)

Further, the accessory structure would not meet the ADU size thresholds established by the ordinance, which limit such buildings to 1,000 square feet or 35 percent of the floor area of the principal dwelling.

**Pyramid of Discretion**



<sup>3</sup> City Code §300.02.4



**Voting Requirement** The planning commission will make a recommendation to the city council. Both the commission's recommendation and the city council's final decision require an affirmative vote of a simple majority.

**Motion Options** The planning commission has two options:

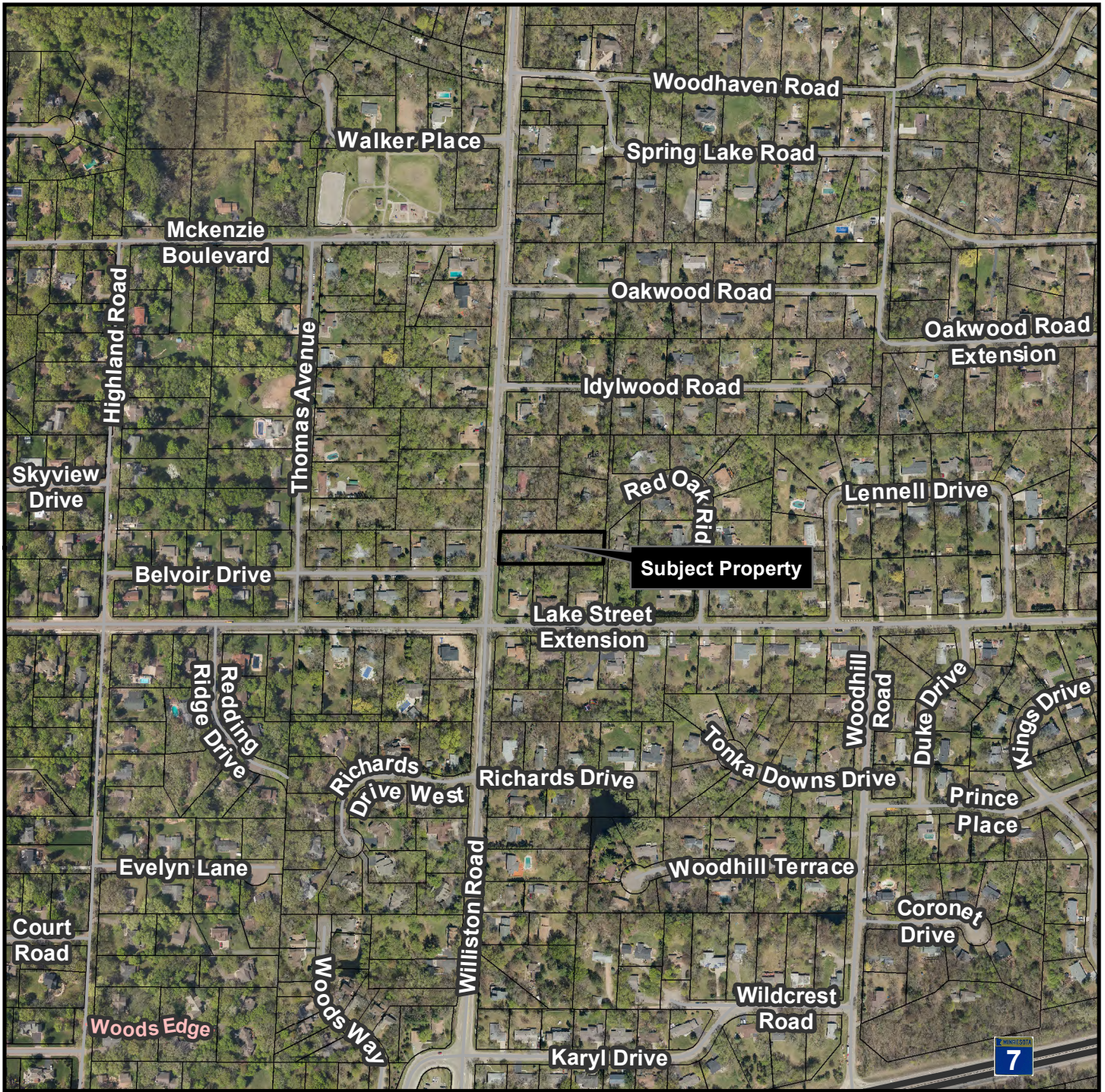
1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution denying the request.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council approve the request. This motion must include a statement as to how the ordinance standards are met.

**Based on state statutory deadlines, the proposal cannot be tabled.**

**Neighborhood Comments** The city sent notices to 52 area property owners and received 16 responses to the original proposal, which are attached.

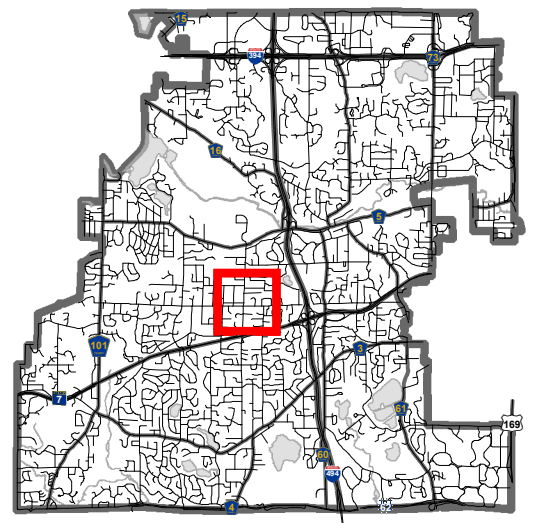
**Deadline for Decision** **Jan. 10, 2022**



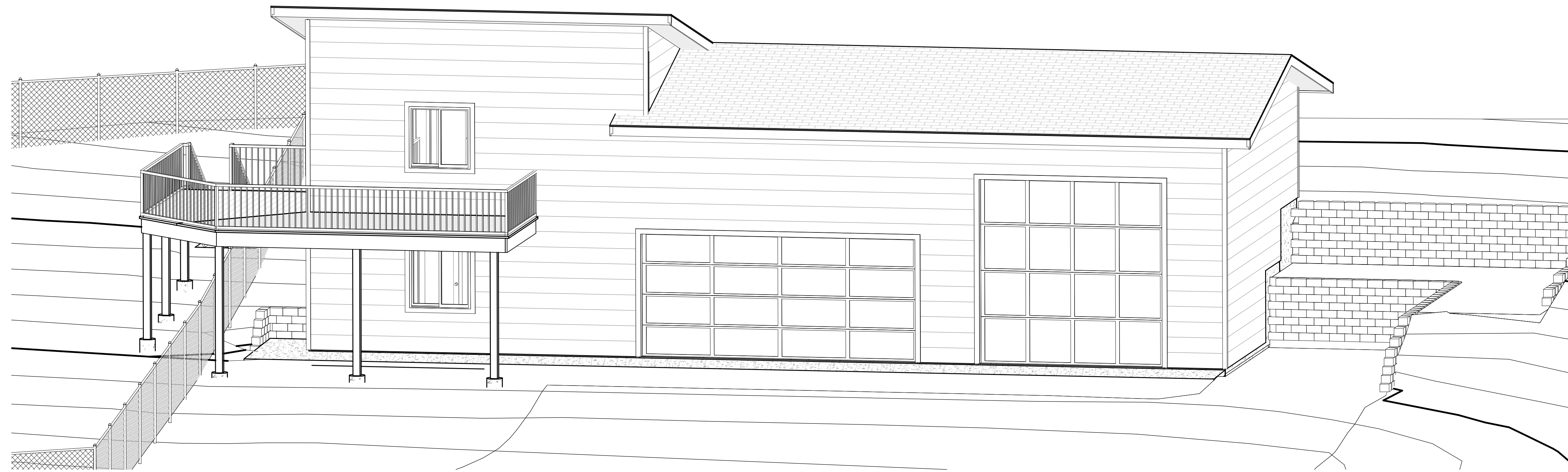


### Location Map

Project: Klonne Residence  
Address: 4127 Williston Rd







## GENERAL NOTES

- DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THIS DESIGNER. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THIS DESIGNER.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THOSE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
- CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS AND/OR SPECIFICATIONS TO THE TRADES UNDER THEIR JURISDICTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
- ANY AMBIGUITIES, DISCREPANCIES, OR CONFLICTS DISCOVERED THROUGH THE USE OF THESE DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER.
- CONTRACTOR MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS NOTED OTHERWISE. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERMS "EQUAL TO", "EQUIVALENT" OR "APPROVED EQUAL" ARE USED, THE DESIGNER SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
- ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR THEIR WORK.
- CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEEP CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
- PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.
- TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.
- UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL WALK THROUGH WITH THE DESIGNER AND COMPLETE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.
- ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION OF THE OWNER AND THE DESIGNER.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE DESIGNER OR ENGINEER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE THROUGHOUT CONSTRUCTION.

## ABBREVIATIONS

AB	ANCHOR BOLT	FND	FOUNDATION	R / RAD	RADIUS
A.F.F.	ABOVE FINISH FLOOR	FIN	FINISH	REF	REFERENCE
ALT	ALTERNATE	F.O.	FACE OF	REINF	REINFORCE / REINFORCEMENT
		FT	FEET / FOOT	REQ'D	REQUIRED
BLKG	BLOCKING	FTG	FOOTING	R.O.	ROUGH OPENING
B.M.	BENCH MARK			RS	ROUGH SAWN
BTM	BOTTOM	G.C.	GENERAL CONTRACTOR	SCHED	SCHEDULE
BN	BOUNDARY NAILING	GA	GAUGE	SF	SQUARE FEET
BRG	BEARING	GLB	GLULAM BEAM	SHTG	SHEATHING
BTWN	BETWEEN	GEN	GENERAL	SIM	SIMILAR
		GT	GIRDER TRUSS	SOB	SLAB-ON-GRADE
CJ	CONTROL JOINT	GYP	GYPSPUM	SQ	SQUARE
CJP	CAST-IN-PLACE	HORIZ	HORIZONTAL	SS	STAINLESS STEEL
CMU	CONCRETE MASONRY UNITS	HT	HEIGHT	STD	STANDARD
CL	CENTERLINE	MAX	MAXIMUM	STRUCT	STRUCTURAL
CLG	CEILING	MFR	MANUFACTURER	SW	SHEARWALL
CLR	CLEAR	MIN	MINIMUM	TEMP	TEMPERED
COL	COLUMN	MECH	MECHANICAL	T.O.	TOP OF
CONC	CONCRETE	(N)	NEW	TYP	TYPICAL
CONT	CONTINUOUS	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
DBL	DOUBLE	O/	OVER	VIF	VERIFY IN FIELD
DF	DOUGLAS FIR	OC	ON CENTER	VERT	VERTICAL
DM	DIMENSION	OH	OVERHANG		
DTL	DETAIL	OSB	ORIENTED STRAND BOARD		
DN	DOWN	OPNG	OPENING	W/	WITH
DWG	DRAWING	OPF	OPPOSITE	WDW	WINDOW
EN	EDGE NAILING	PAF	POWDER ACTUATED FASTENER	W.C.	WALK IN CLOSET
EN	EACH WAY	PL	PLATE	W/O	WITHOUT
ELEV	ELEVATION	PLYWD	PLYWOOD	WP	WATERPROOF
EQ	EQUAL	PREFAB	PREFABRICATED	WWF	WELDED WIRE FABRIC
(E)	EXISTING	PREFIN	PREFINISHED		
EXT	EXTERIOR	PRES	PRESSURE TREATED		

## PROJECT INFORMATION

<b>OWNER:</b> ZACH & ALLISON KLONNE 4127 WILLISTON RD MINNETONKA, MN 55345	<b>LEGAL DESCRIPTION:</b> LOT 4, BLOCK 1, WILLISTON PARK LOTS REPLAT, HENNEPIN COUNTY, MINNESOTA
<b>PROJECT SQUARE FOOTAGES:</b> GARAGE LEVEL: 1,500 SF LOFT LEVEL: 382 SF	<b>PROJECT ADDRESS:</b> 4127 WILLISTON RD MINNETONKA, MN 55345
<b>TOTAL:</b> 1,882 SF	<b>SURVEYOR:</b> ADVANCE SURVEY & ENGINEERING, CO. 17911 HIGHWAY NO. 7 MINNETONKA, MN 55345 PH: 952-474-7864 CONTACT: WAYNE FREUHS

## SHEET LIST

A0.1	COVER PAGE
A1.0	SITE PLAN
A1.1	SITE DETAILS
A2.1	FLOOR PLANS
A2.2	ROOF PLAN
A4.1	WINDOW AND DOOR SCHEDULE
A5.1	STAIR DETAILS
A6.0	EXTERIOR ELEVATIONS
A7.1	BUILDING SECTIONS
S1.1	FOUNDATION PLAN
S1.2	FOUNDATION DETAILS
S2.1	SECOND LEVEL FRAMING PLAN
S2.2	FLOOR FRAMING DETAILS
S3.1	ROOF FRAMING PLAN
S3.2	FLOOR FRAMING DETAILS
S3.3	ROOF TRUSS PROFILES

## TYPICAL SYMBOLS

	-KEYED NOTE, REFERENCE SCHEDULE ON SHEET
	-ROOM NUMBER
	-FLOOR SYSTEM TAG
	-FINISH TAG
	-DOOR TAG
	-WINDOW TAG
	-WALL TAG
<b>-INTERIOR ELEVATION</b>	
	DETAIL NUMBER
	SHEET NUMBER
<b>-EXTERIOR ELEVATION</b>	
	DETAIL NUMBER
	SHEET NUMBER
<b>-BUILDING SECTION</b>	
	DETAIL NUMBER
	SHEET NUMBER
<b>-DETAIL</b>	
	DETAIL REMARKS
	DETAIL NUMBER
	SHEET NUMBER

**KLONNE SHOP**  
 4127 WILLISTON RD  
 MINNETONKA, MN 55345

REVISIONS	DATE

ISSUE: FOR PERMIT  
 DATE: 12.07.2021  
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COVER PAGE

A0.1

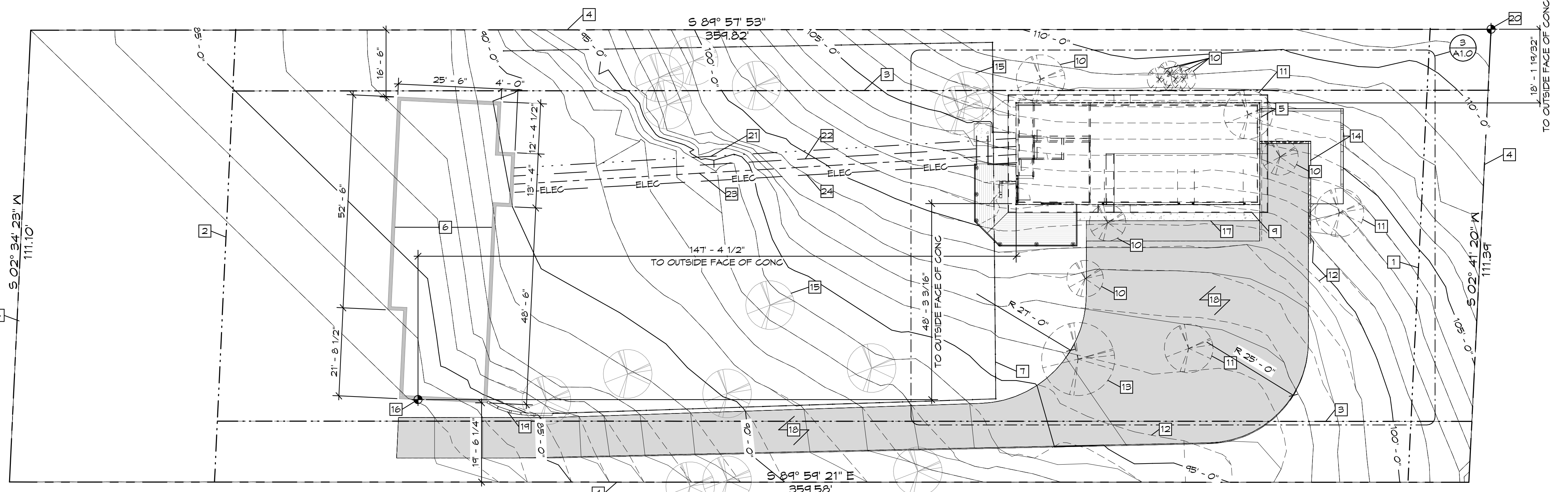
**PLAN NOTES - SITE PLAN**

1. VERIFY ALL SITE INFORMATION WITH DESIGNER/OWNER PRIOR TO EXCAVATION.
2. VERIFY BURIED UTILITY LOCATIONS PRIOR TO ANY EXCAVATION WORK.
3. SITE INFORMATION AND TOPOGRAPHY MAP PROVIDED BY: ADVANCE SURVEYING & ENGINEERING, CO.
4. ALL ADJACENT GRADING, LANDSCAPING, AND HARDSCAPE TO SLOPE AWAY FROM STRUCTURES MINIMUM 1/2" : 12".
5. VERIFY FINAL STRUCTURE LOCATION WITH DESIGNER AND OWNER PRIOR TO EXCAVATION.
6. CONTRACTOR TO SECURE ALL PERMITS AND PROVIDE SERVICES/UTILITIES FROM PROPERTY LINE TO STRUCTURE. CONTRACTOR IS RESPONSIBLE FOR ALL HOOK-UPS AND ASSOCIATED FEES.
7. DRAWING ELEVATION 100'-0" EQUALS SITE ELEVATION 1014' ON CIVIL DRAWINGS. VERIFY WITH DESIGNER & OWNER PRIOR TO EXCAVATION.
8. ALL ON SITE UTILITIES TO BE BURIED.
9. VERIFY FINAL BENCH MARK PRIOR TO CONSTRUCTION.
10. LANDSCAPE/IRRIGATION BY OTHERS. CONTRACTOR TO PROVIDE FINAL SITE GRADING.
11. DRIVE CONSTRUCTION TO COMPLY WITH APPLICABLE COUNTY STANDARDS.
12. PROVIDE CULVERTS AS NECESSARY.
13. PROVIDE TOPSOIL & FINAL GRADING TO ALL DISRUPTED AREAS.
14. BUILDING ENVELOPE / HOUSE FOOTPRINT TO BE STAKED BY ENGINEER PRIOR TO CONSTRUCTION.

**SITE PLAN KEYNOTES**

MARK	NOTE
1	15'-0" SETBACK LINE
2	50'-0" SETBACK LINE
3	15'-0" SETBACK LINE
4	LOT LINE
5	BUILDING FOOTPRINT
6	EXISTING DWELLING
7	EXISTING CHAINLINK FENCE TO REMAIN
8	ROOF LINE
10	EXISTING 10" DIAMETER OAK TREE TO BE REMOVED
11	EXISTING 12" DIAMETER OAK TREE TO BE REMOVED
12	ORIGINAL CONTOURS TO BE REGRADED - TYPICAL
13	EXISTING 23" DIAMETER OAK TREE TO BE REMOVED
14	SITE RETAINING WALL BY OWNER / G.C.
15	EXISTING OAK TREE TO REMAIN - TYPICAL
16	BENCHMARK - VERIFY WITH CIVIL ENGINEER
17	CONCRETE FLATWORK - REFERENCE SHEET S1.1
18	ASPHALT DRIVE
19	EXISTING SITE RETAINING WALL
20	FOUND IRON PER CIVIL
21	BURIED WATER LINE - TIE INTO EXISTING DWELLING
22	BURIED SEPTIC LINE - TIE INTO EXISTING DWELLING
23	BURIED GAS LINE - TIE INTO EXISTING DWELLING
24	BURIED ELECTRICAL LINE - TIE INTO EXISTING DWELLING

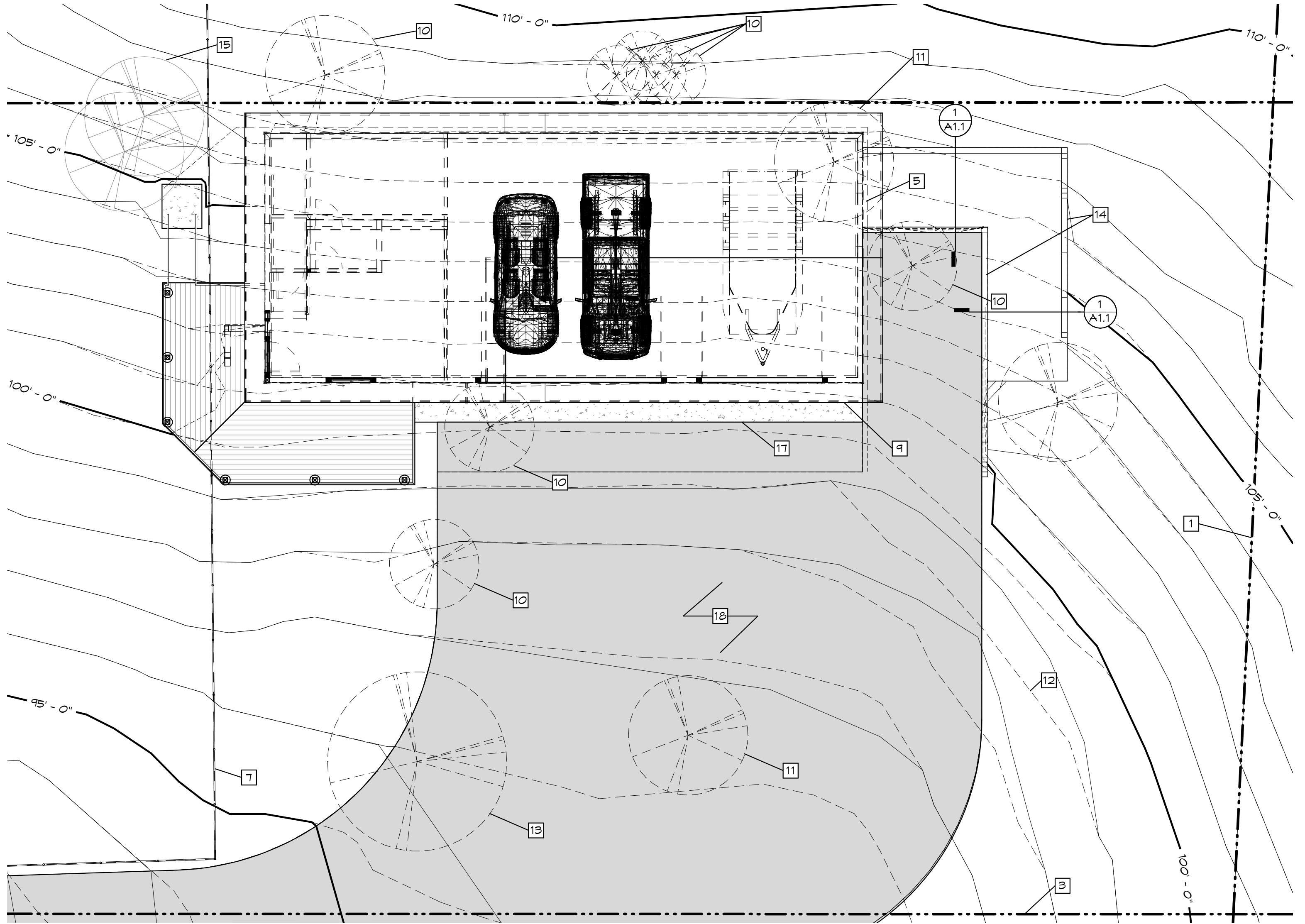
WILLISTON RD  
S 02° 34' 23" W  
111.10'



1 SITE PLAN  
SCALE: 1/16" = 1'-0"



2 VICINITY MAP  
SCALE: 1 1/2" = 1'-0"



3 ENLARGED SITE PLAN  
SCALE: 1/8" = 1'-0"



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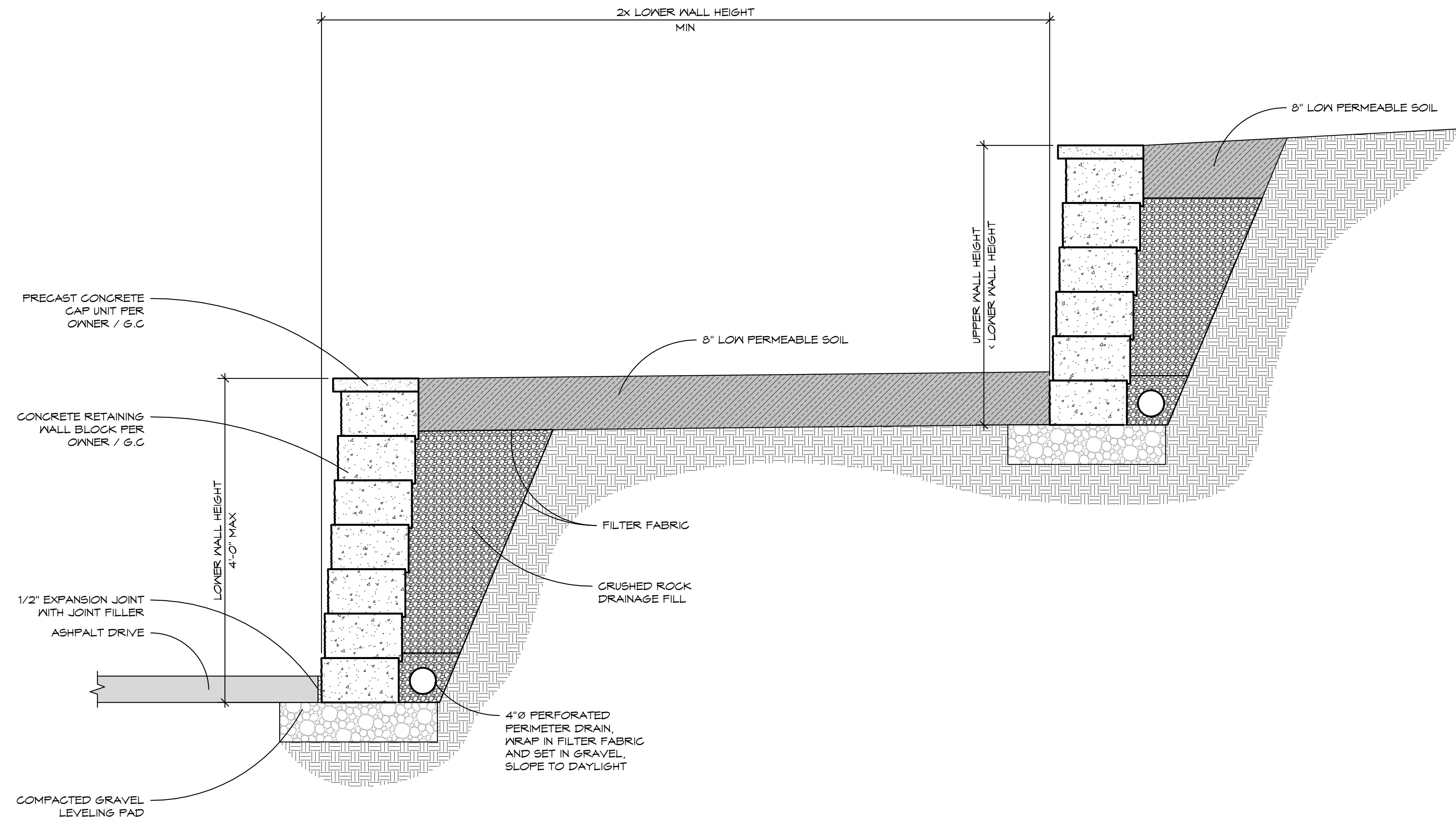
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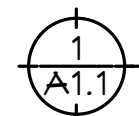
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SITE PLAN

A1.0






**TERRACED WALL DETAIL**  
 SCALE: 1" = 1'-0"

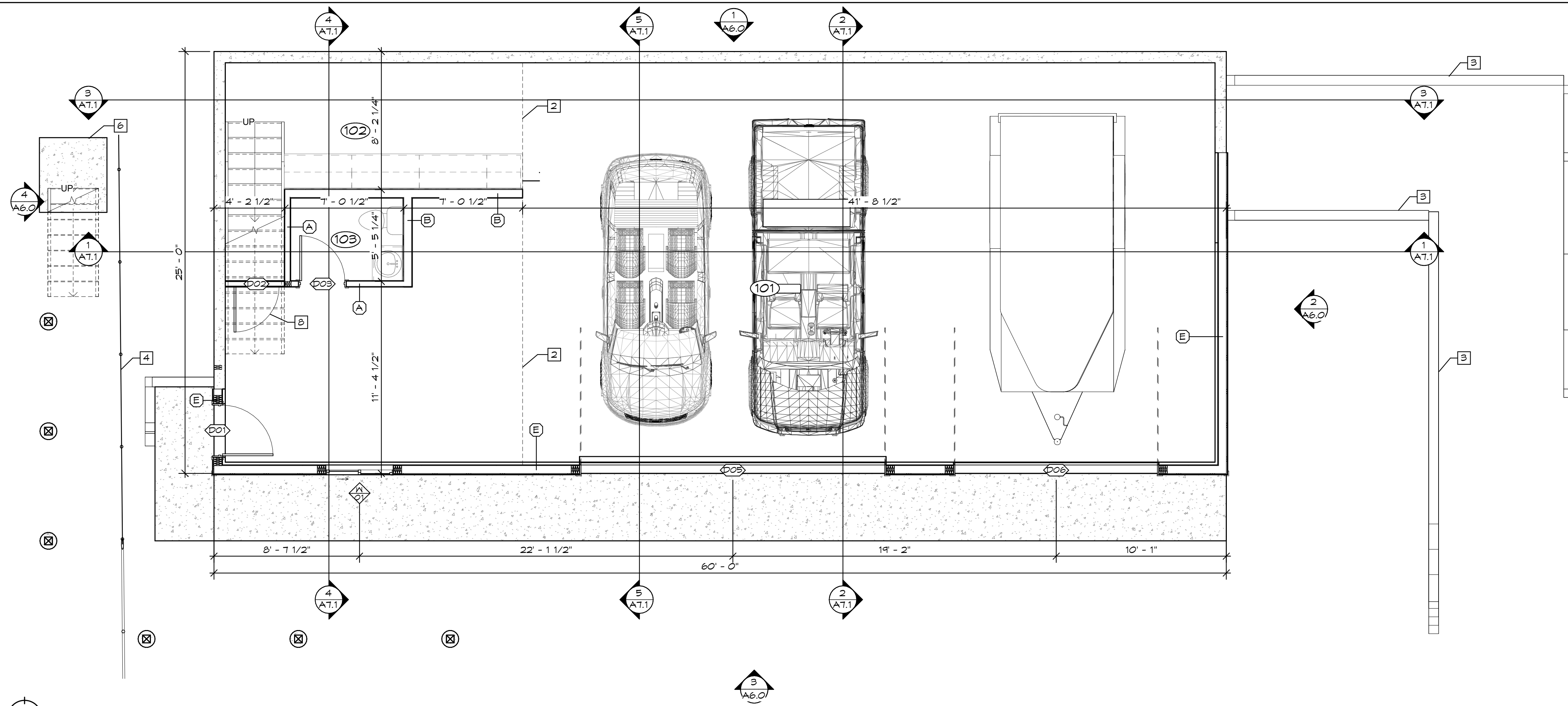
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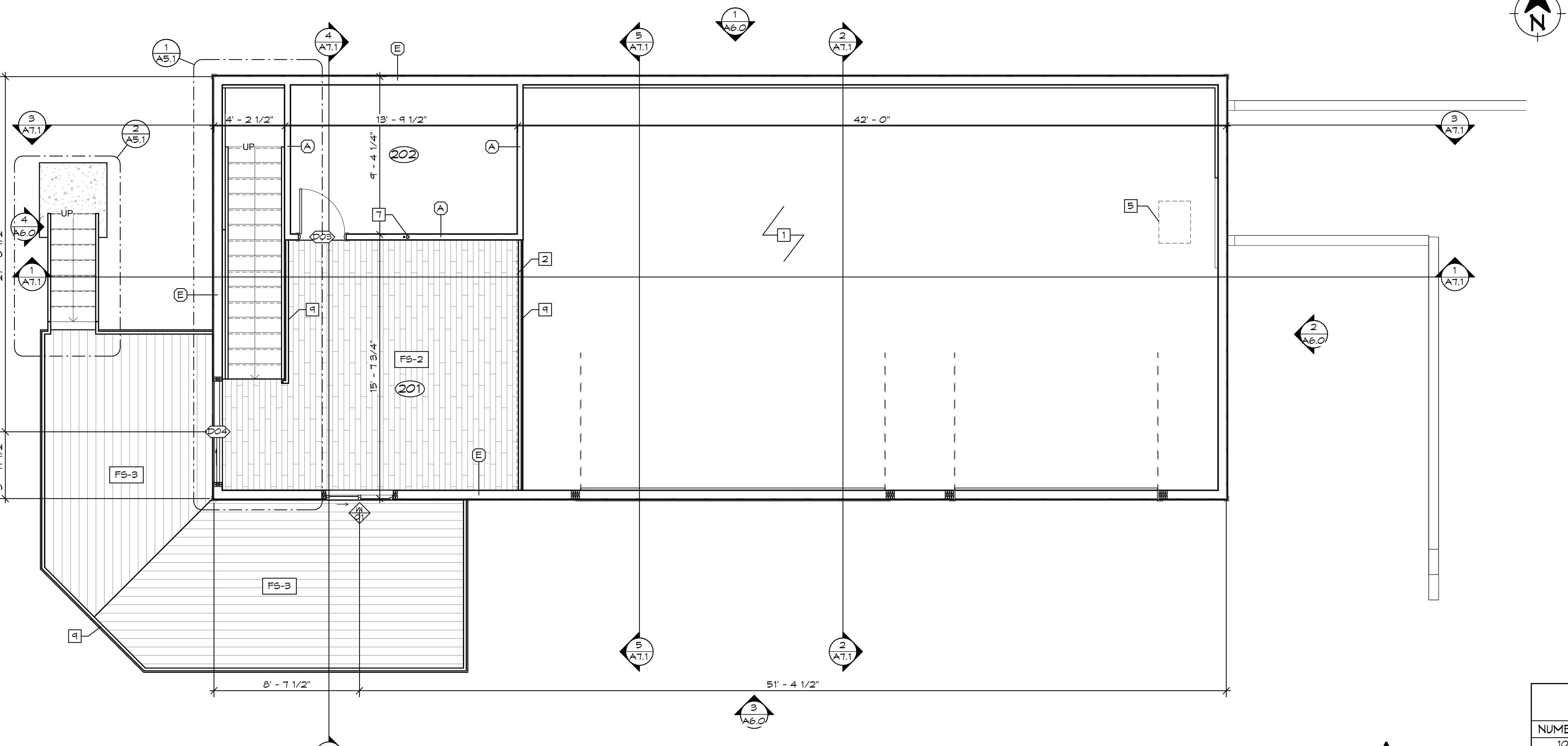
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SITE  
 DETAILS

**A1.1**



1 FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



2 2ND FLOOR  
 SCALE: 1/4" = 1'-0"

WALL SCHEDULE	
MARK	WALL ASSEMBLY
A	2x4 STUDS @ 16" OC, 1/2" LAYER TYPE 'X' GYPSUM WALL BOARD EACH SIDE
B	2x6 STUDS @ 16" OC, 1/2" LAYER TYPE 'X' GYPSUM WALL BOARD EACH SIDE
E	EXTERIOR FINISH MATERIAL (REF A6.0 & A6.1) OVER TYVEK OVER 1/2" EXTERIOR OSB SHEATHING OVER 2x6 STUDS @ 16" OC 1/4" Bd COMMON NAILS (6" OC EDGE NAILING AND 6" OC FIELD NAILING), 1/4" MIN R-21 INSULATION OVER 1/2" TYPE 'X' GYPSUM WALL BOARD

- TYPICAL EXTERIOR WALL TYPE TO BE (E) UNLESS NOTED OTHERWISE ON PLANS.
- TYPICAL INTERIOR WALL TYPE TO BE (B) UNLESS NOTED OTHERWISE ON PLANS.
- SHEARWALLS NOTED WITH SYMBOL (S) AND INDICATED WITH HATCH - [HATCH] . REFERENCE SCHEDULE ON [SCHEDULE] FOR REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR ALL SHEARWALL LOCATIONS AND SIZES. STRUCTURAL DRAWINGS TO TAKE PRIORITY ON ALL WALL SIZES.
- REFERENCE SHEET A4.1 FOR WINDOW, AND DOOR INFORMATION.

PLAN NOTES - FLOOR PLAN	
1.	WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB SITE.
2.	DOOR OPENINGS TO BE CENTERED IN WALL OR 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
3.	CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES WITH MANUFACTURER PRIOR TO CONSTRUCTION.
4.	ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE, UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY, OR LOCAL JURISDICTION.
5.	PLUMBING, MECHANICAL DIAGRAMS, LAYOUTS AND/OR DESIGN TO BE SUPPLIED BY CONTRACTOR OR SUB-CONTRACTOR.
6.	ENGINEERED PRODUCTS (ROOF TRUSSES / JOISTS) TO HAVE DESIGN, ENGINEERING SPECIFICATIONS, AND LAYOUT SUPPLIED BY MANUFACTURER.
7.	THE TYPE OF EXTERIOR FINISH, THE INSTALLATION, AND THE WATERPROOFING DETAILS ARE TO BE THE FULL RESPONSIBILITY OF THE OWNER/BUILDER. THIS DESIGNER ASSUMES NO RESPONSIBILITY OF THE BUILDING ENVELOPE.
8.	THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START AND/OR DURING CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHOD, ACTS OR OMISSIONS OF THE CONTRACTOR AND/OR SUB-CONTRACTOR.

FLOOR PLAN KEYNOTES	
MARK	NOTE
1	OPEN TO BELOW
2	LINE OF CEILING TRANSITION ABOVE
3	SITE RETAINING WALL BY OWNER / G.C.
4	EXISTING CHAINLINK FENCE TO REMAIN
5	ATTIC ACCESS ABOVE - VERIFY FINAL LOCATION WITH OWNER
6	CONCRETE OR PAVEMENT STAIR LANDING PER OWNER / G.C.
7	PLUMBING STUB CUTS - VERIFY WITH OWNER PRIOR TO CONSTRUCTION
8	UNDER STAIR STORAGE ACCESS DOOR - VERIFY SIZE PRIOR TO CONSTRUCTION
9	RAILING PER OWNER / G.C.

ROOM KEY	
NUMBER	ROOM
101	3-CAR GARAGE
102	WORKSHOP
103	BATHROOM
201	LOFT
202	STORAGE

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FLOOR PLANS

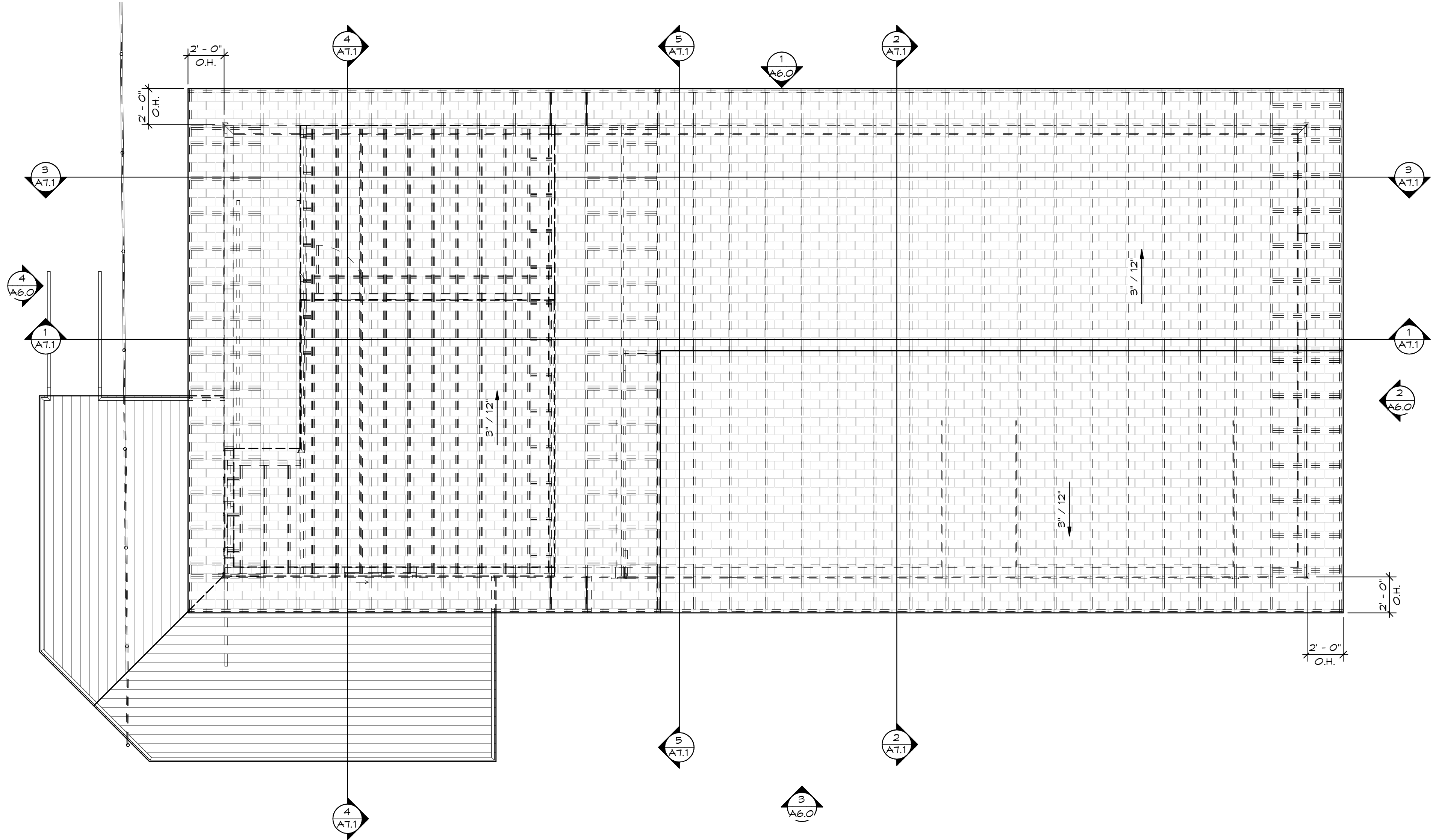
A2.1

**PLAN NOTES - ROOF FRAMING PLAN**

1. PROVIDE 1-ROLL (36" WIDTH) OF ICE DAM/WATERPROOF MEMBRANE AT ROOF/WALL INTERSECTIONS, EDGES, VALLEYS, AND ROOF PENETRATIONS.
2. PROVIDE 2-ROLLS (36" WIDTH) OF ICE DAM/WATERPROOF MEMBRANE AT ROOF EDGES.
3. PROVIDE SHEET METAL STEP FLASHING AT ALL ROOF / WALL INTERSECTIONS, 18" MIN VERTICAL LEG AND 12" MIN HORIZONTAL LEG.
4. VERIFY VENT LOCATIONS PRIOR TO CONSTRUCTION.
5. TYPICAL ROOF SYSTEM TO BE: EXTERIOR ROOF FINISH MATERIAL (REF A6.0 & A6.1) OVER 1 1/2" T&G PLYWOOD GLUED AND NAILED WITH 10d NAILS (6" OC BOUNDARY NAILING, 6" OC EDGE NAILING, AND 12" OC FIELD NAILING) OVER ROOF TRUSSES (SEE S3.3 FOR TRUSS PROFILES) 1/4" MIN R-49 INSULATION OVER 1/2" TYPE 'X' GYPSUM CEILING BOARD.

**ROOF FRAMING KEYNOTES**

MARK	NOTE
1	DROPPED GABLE END TRUSS
2	RIDGE



1  
A2.2  
ROOF PLAN  
SCALE: 1/4" = 1'-0"

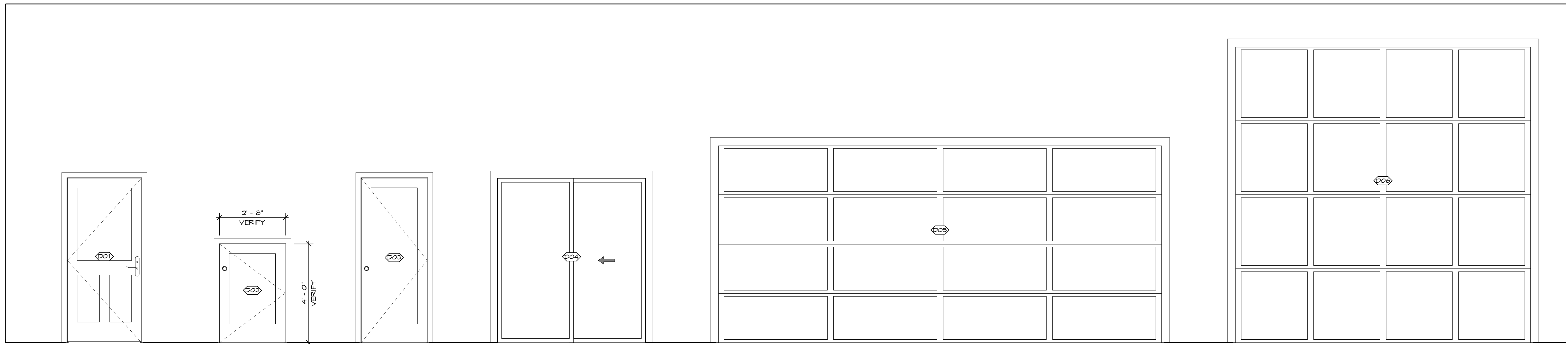
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ROOF PLAN

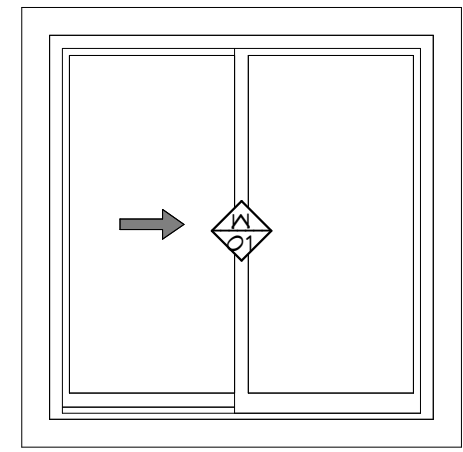
A2.2



1  
A4.1 DOOR ELEVATIONS  
SCALE: 1/2" = 1'-0"

DOOR SCHEDULE				
MARK	MANUFACTURER	UNIT DIMENSIONS (WxH)	HEAD HEIGHT	R.O. (WxH)
01		36" x 80"	6' - 8"	38" x 81"
02		32" x 48"	4' - 0"	34" x 49"
03		32" x 80"	6' - 8"	34" x 81"
04		72" x 80"	6' - 8"	74" x 81"
05		216" x 96"	8' - 0"	218" x 97"
06		144" x 144"	12' - 0"	146" x 145"

NOTES:  
 1. VERIFY ALL DOOR SWINGS ON PLAN. ELEVATIONS FOR REFERENCE ONLY.  
 2. CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES WITH MANUFACTURER PRIOR TO CONSTRUCTION.  
 3. VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION.



WINDOW SCHEDULE				
MARK	MANUFACTURER	OPERATION	UNIT DIMENSIONS (WxH)	R.O. (WxH)
01		SL	48" x 48"	48 1/2" x 48 1/2"

NOTES:  
 1. CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES WITH MANUFACTURER PRIOR TO CONSTRUCTION.  
 2. VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION.

2  
A4.1 WINDOW ELEVATIONS  
SCALE: 1/2" = 1'-0"

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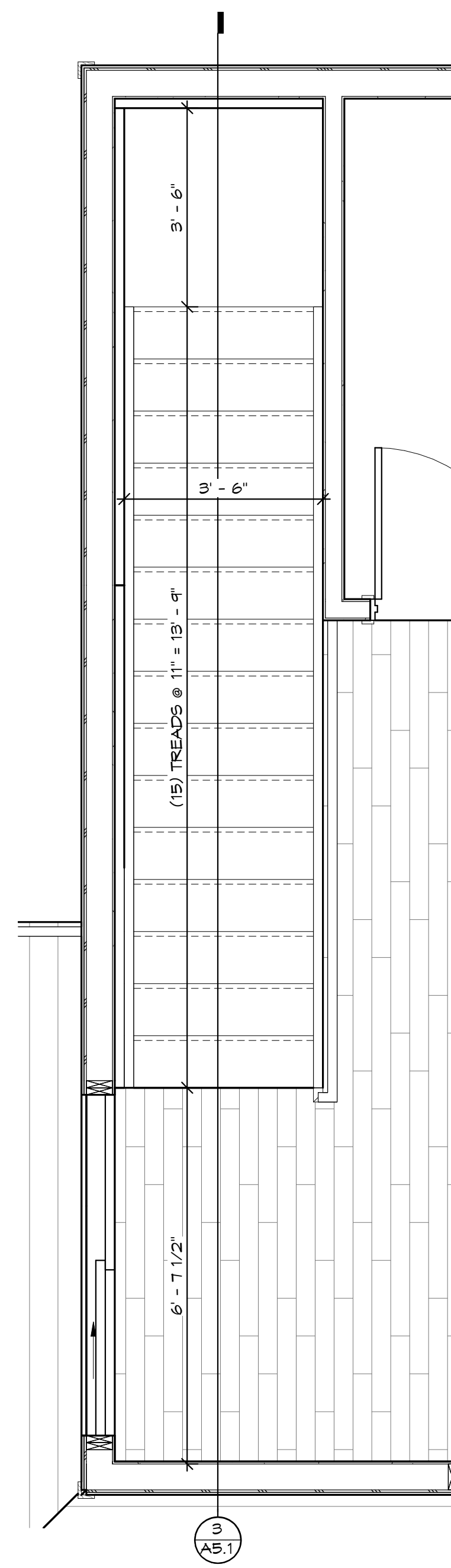
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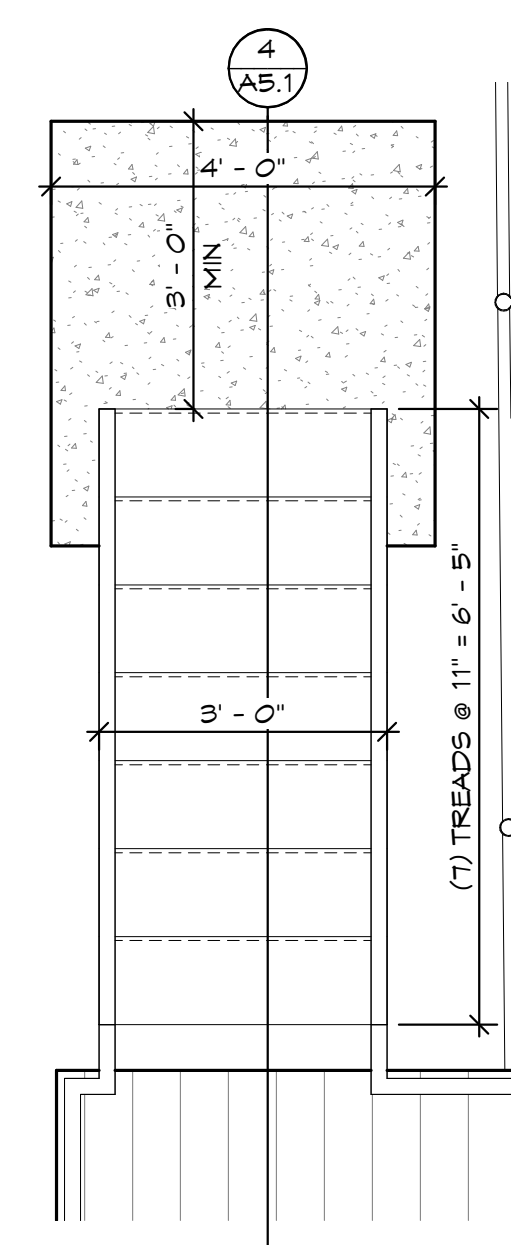
WINDOW AND DOOR SCHEDULE

A4.1





2 ENLARGED STAIR PLAN  
SCALE: 1/2" = 1'-0"

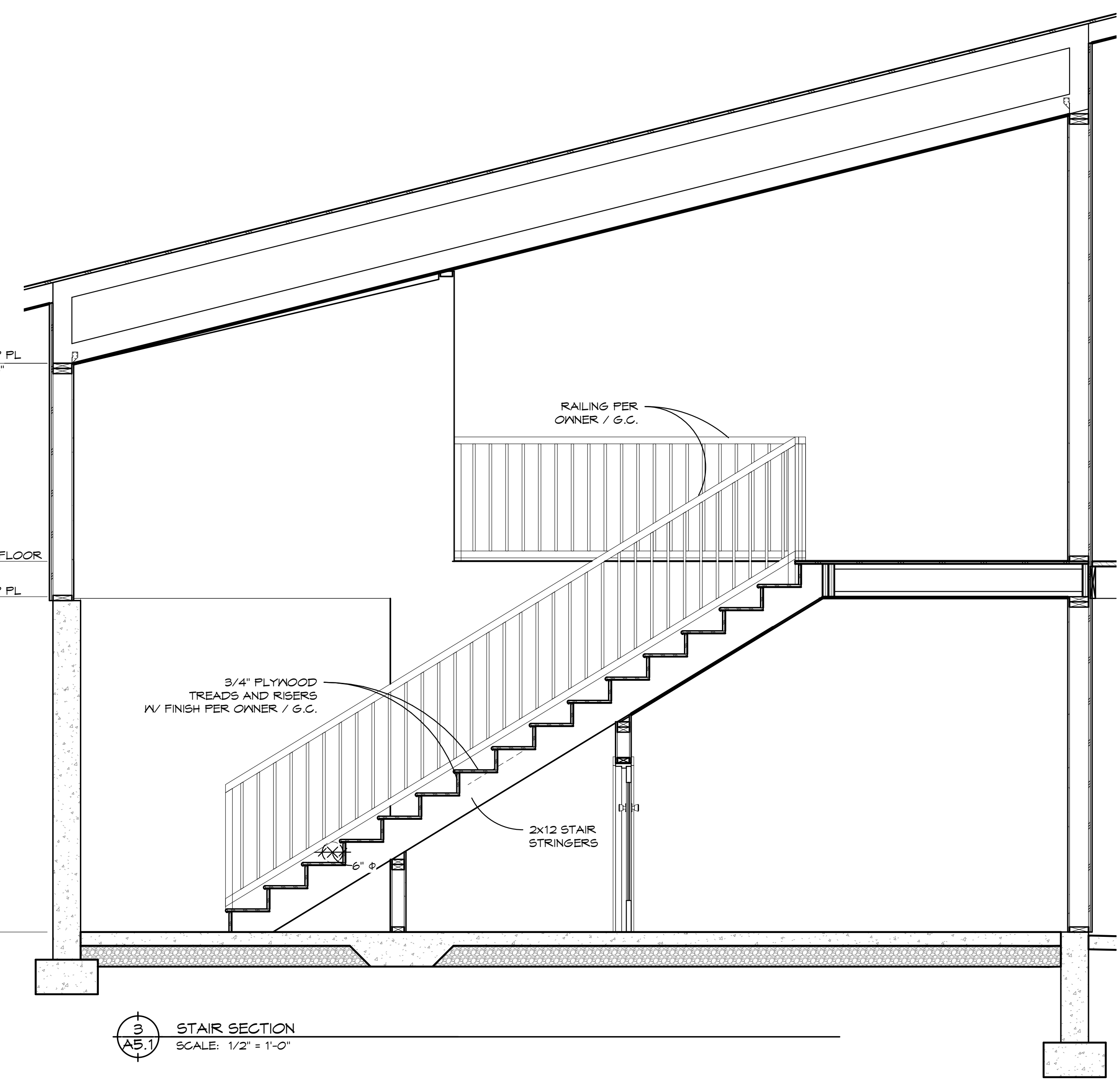


T.O. DBL TOP FL  
113' - 8 41/64"

T.O. 2ND SUBFLOOR  
108' - 11 3/8"

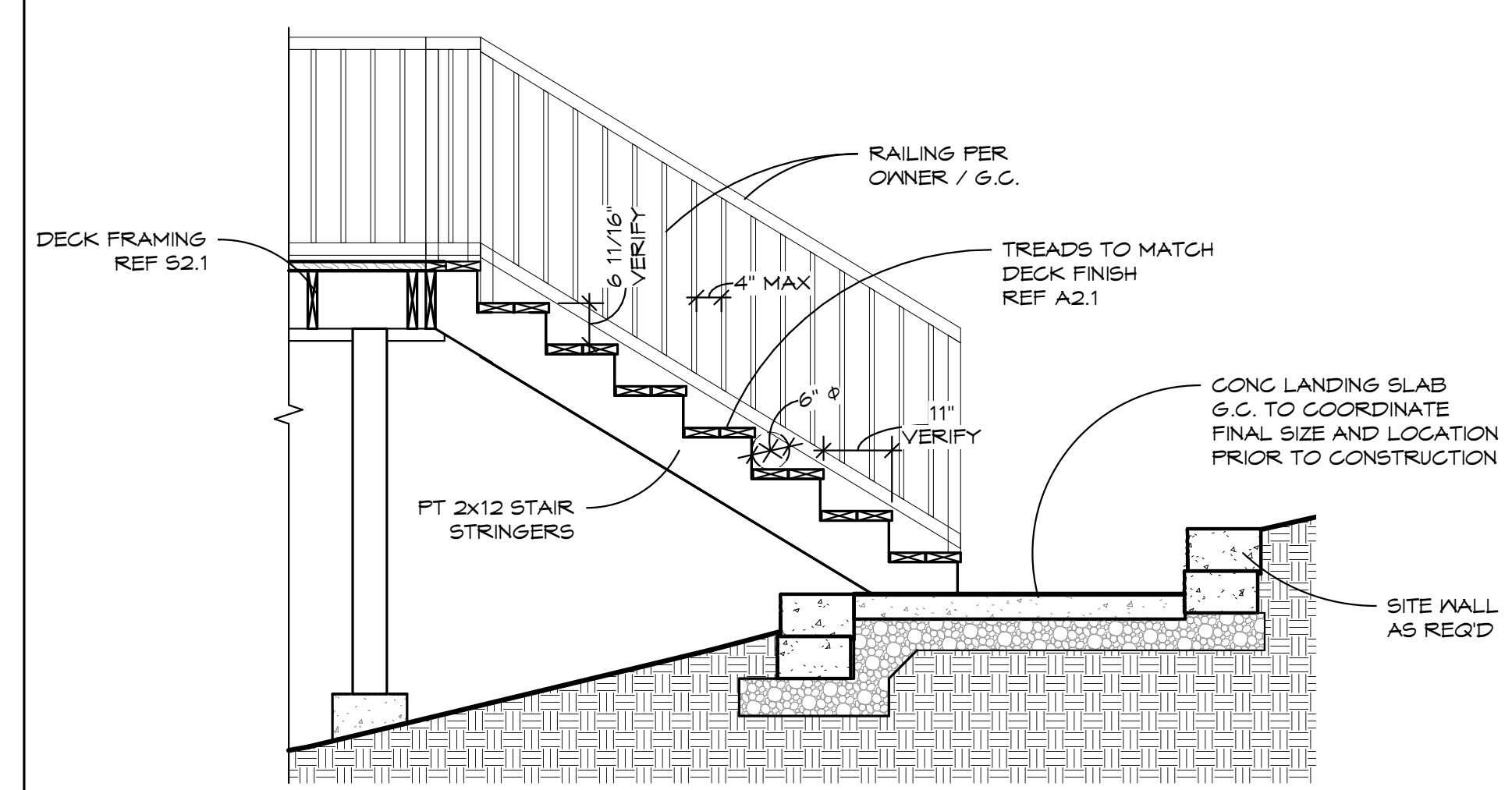
T.O. DBL TOP FL  
108' - 1 1/8"

T.O. SLAB  
100' - 0"



3 STAIR SECTION  
SCALE: 1/2" = 1'-0"

1 ENLARGED STAIR PLAN  
SCALE: 1/2" = 1'-0"



4 STAIR SECTION  
SCALE: 1/2" = 1'-0"

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STAIR  
DETAILS

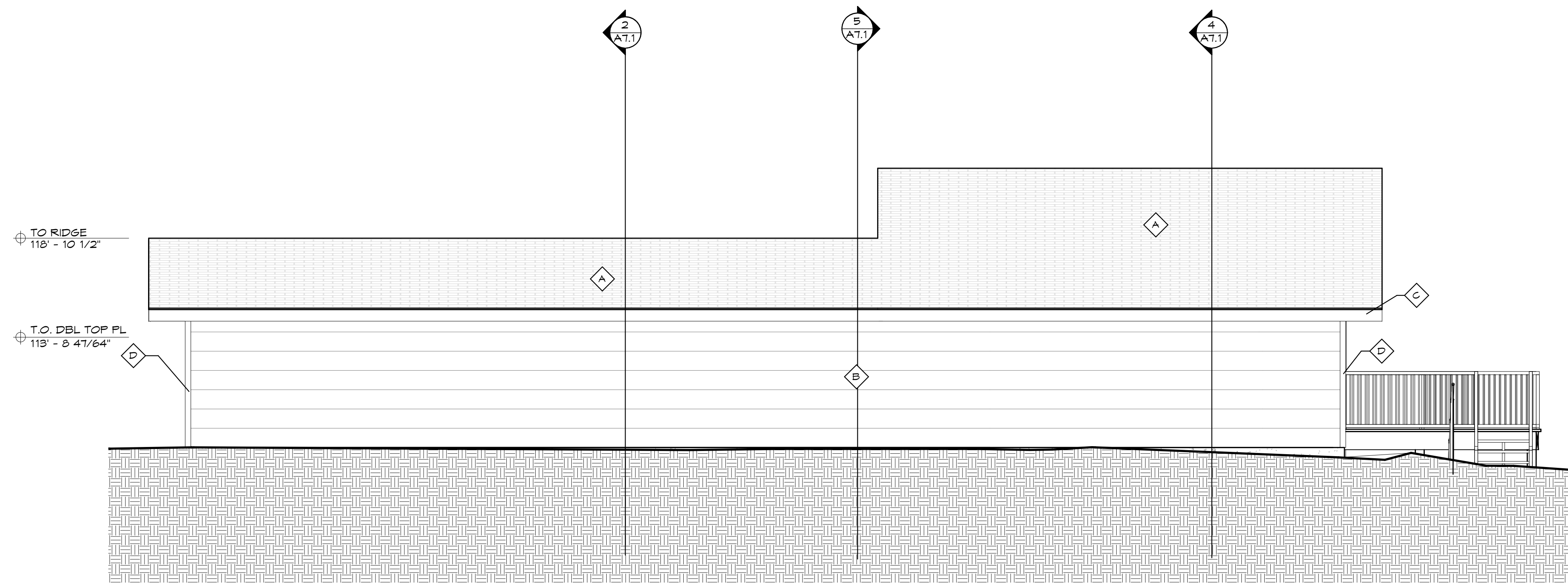
A5.1

**NOTES - EXTERIOR ELEVATIONS**

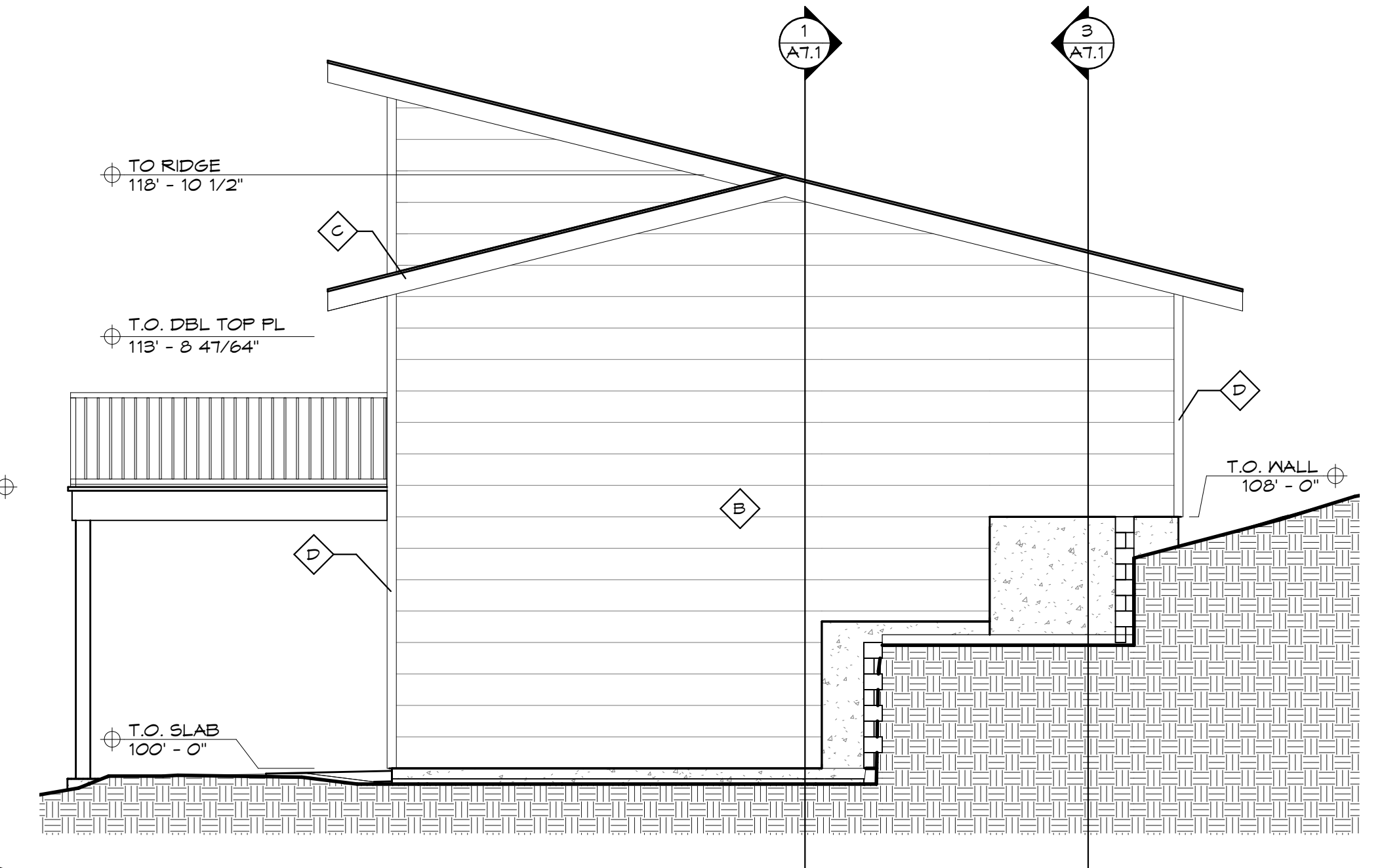
1. CONTRACTOR TO VERIFY ALL ELEVATIONS, NOTIFY DESIGNER OF ANY DISCREPANCIES.
2. CONTRACTOR TO VERIFY ALL FINAL FINISHES, TEXTURES AND COLOR SELECTIONS WITH DESIGNER/OWNER PRIOR TO ORDERING.

**EXTERIOR FINISH SCHEDULE**

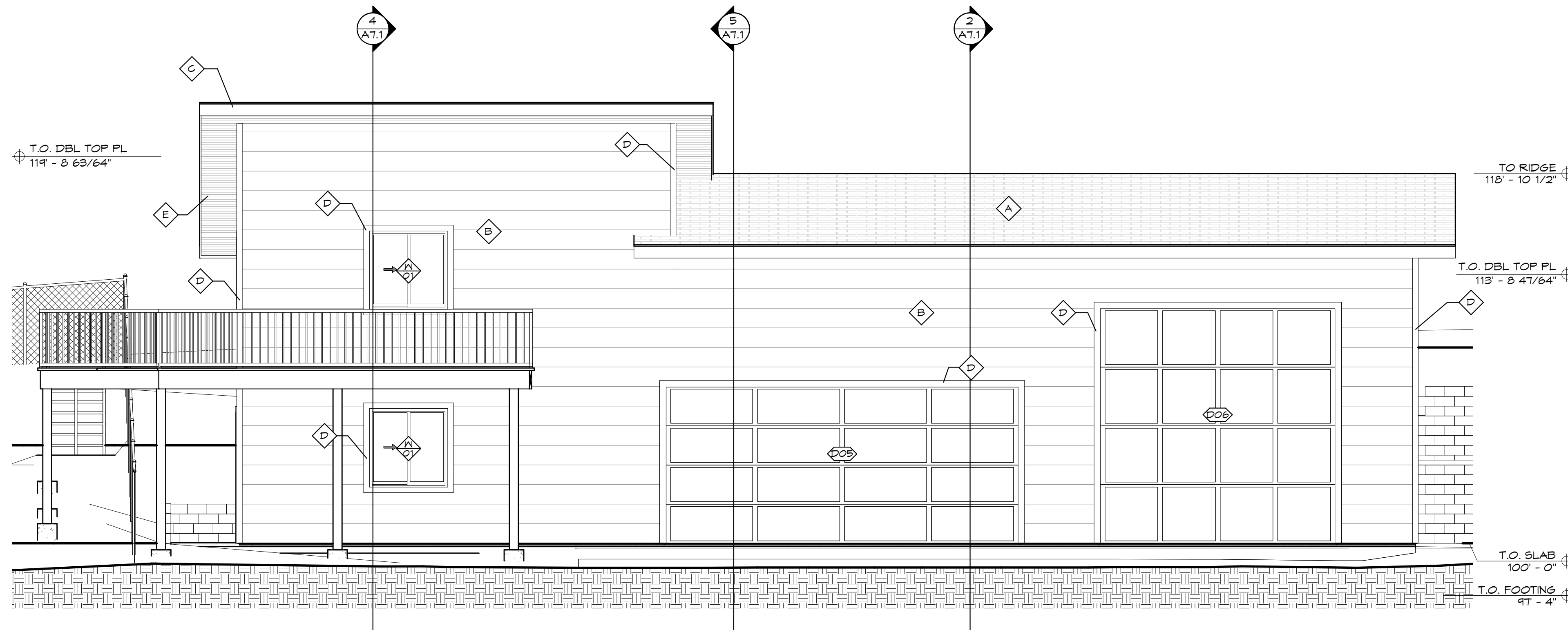
MARK	DESCRIPTION	COMMENTS
A	MALARKY WINDSOR ASPHALT SHINGLES	COLOR - MIDNIGHT BLACK
B	LP SMARTSIDE 12" 38 SERIES CEDAR TEXTURE LAP SIDING	COLOR - CAVERN STEEL
C	LP SMARTSIDE 7.21" 540 SERIES CEDAR TEXTURE FASCIA	COLOR - SNOWSCAPE WHITE
D	LP SMARTSIDE 3.5" 540 SERIES CEDAR TEXTURE TRIM	COLOR - SNOWSCAPE WHITE
E	LP 38 SERIES CEDAR TEXTURE SOFFIT	COLOR - SNOWSCAPE WHITE



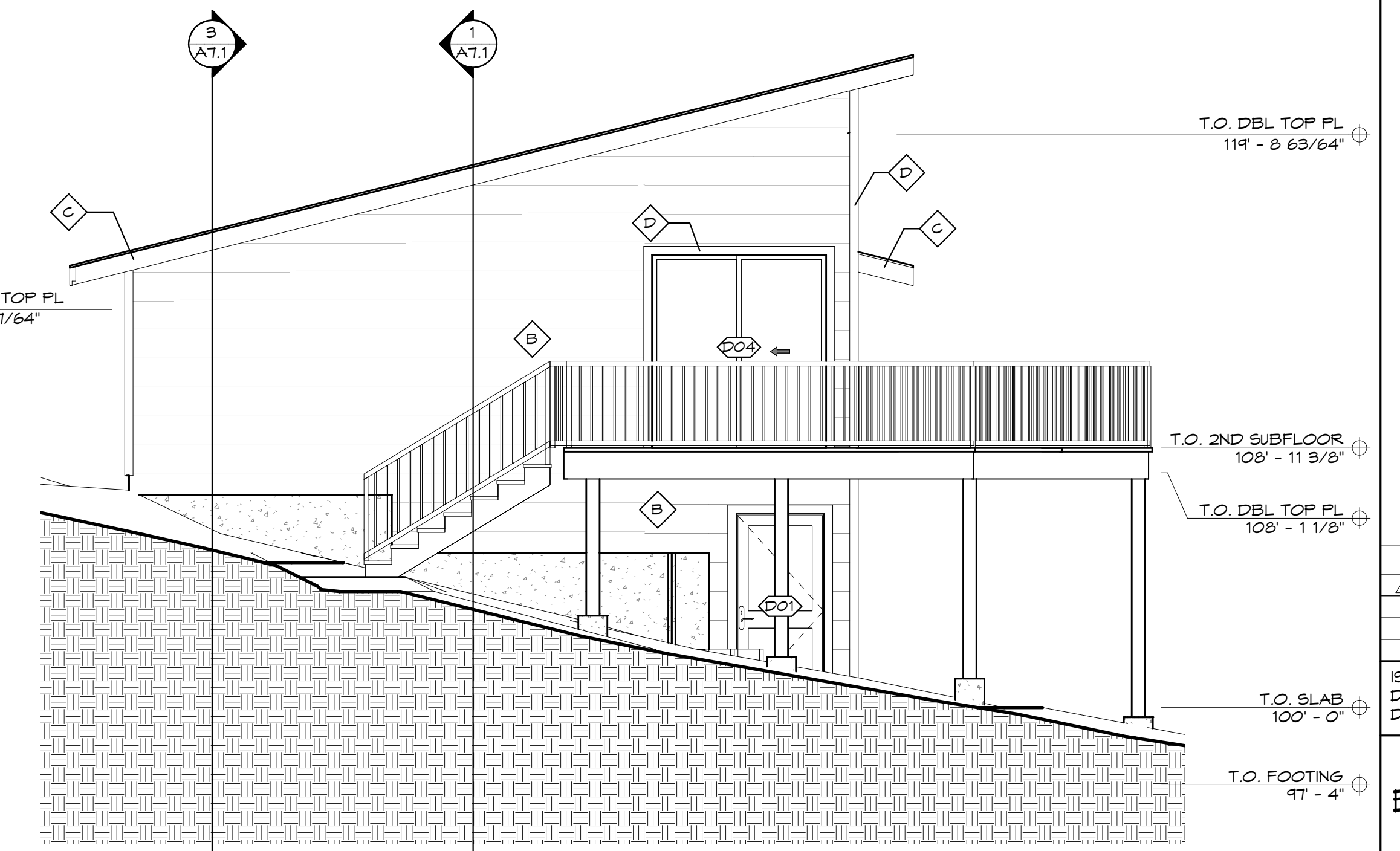
1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

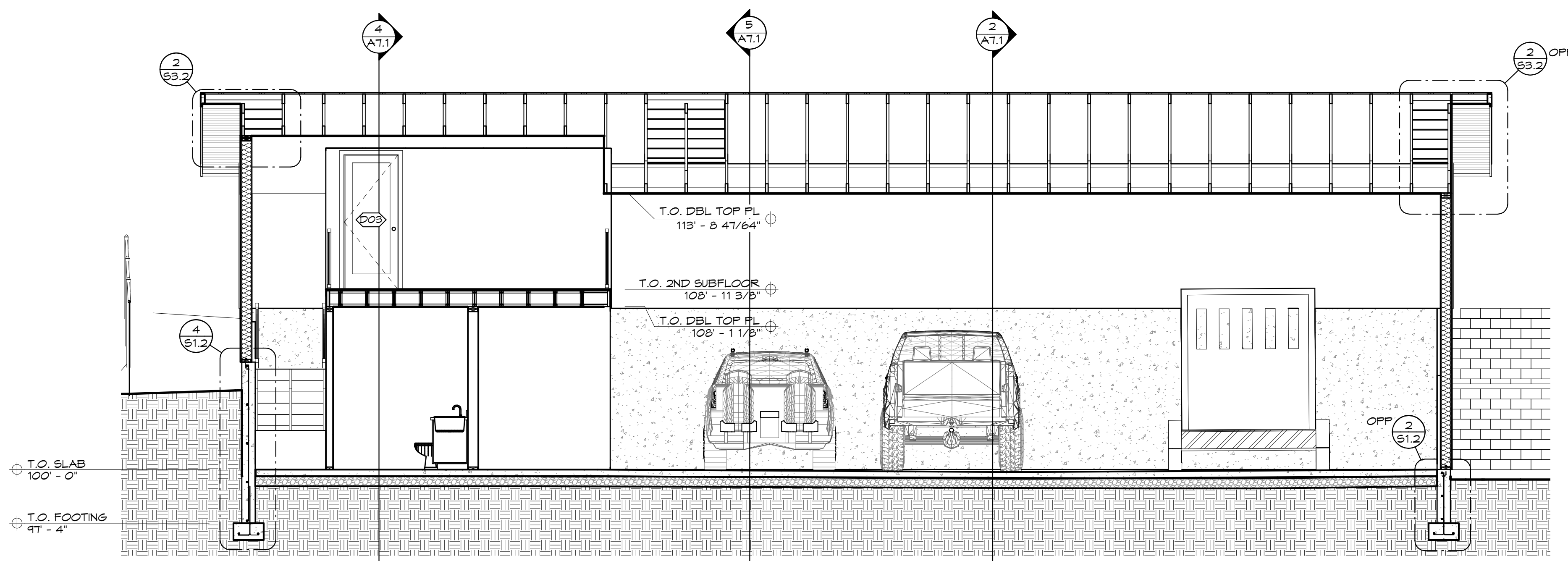
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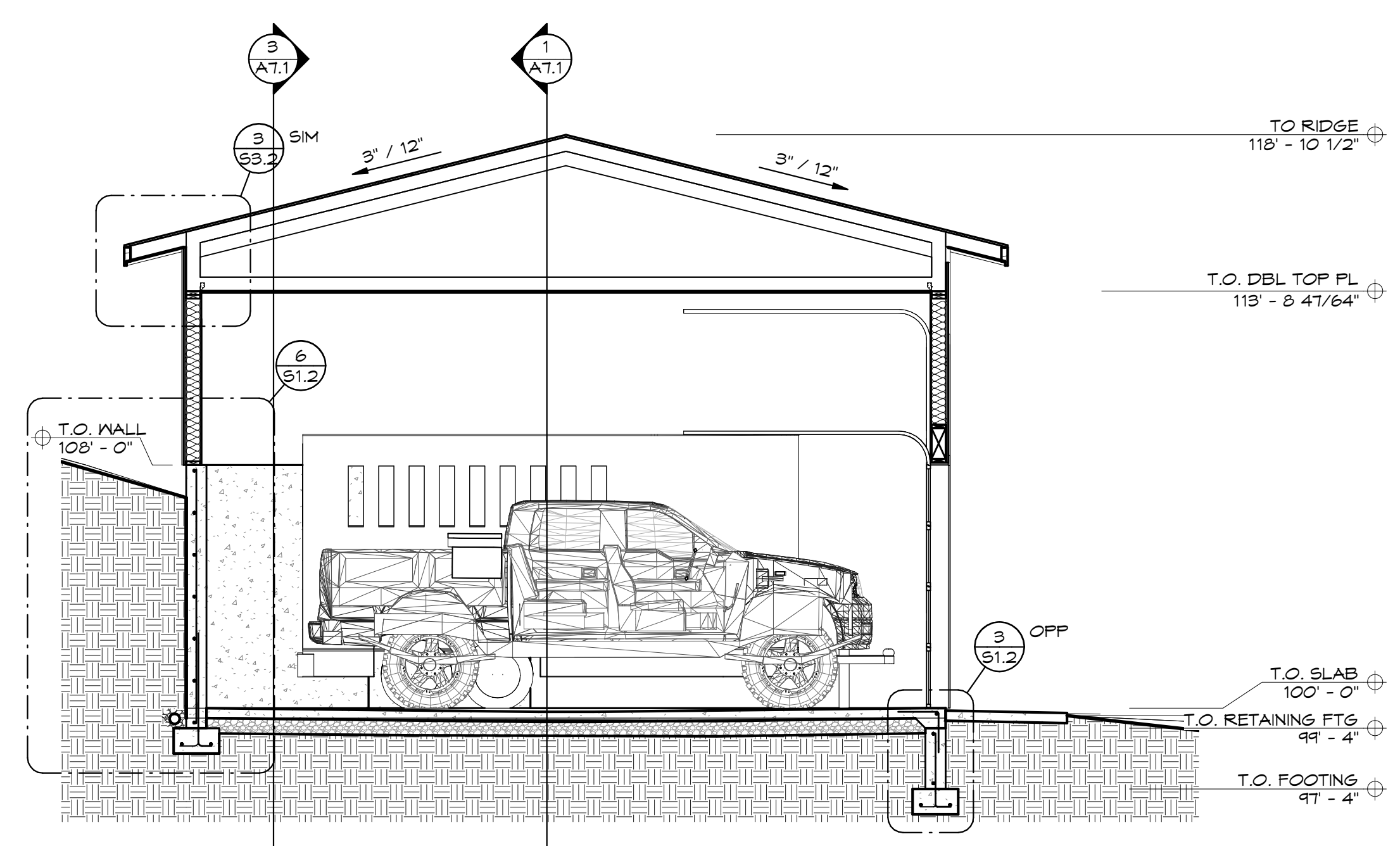
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**EXTERIOR ELEVATIONS**

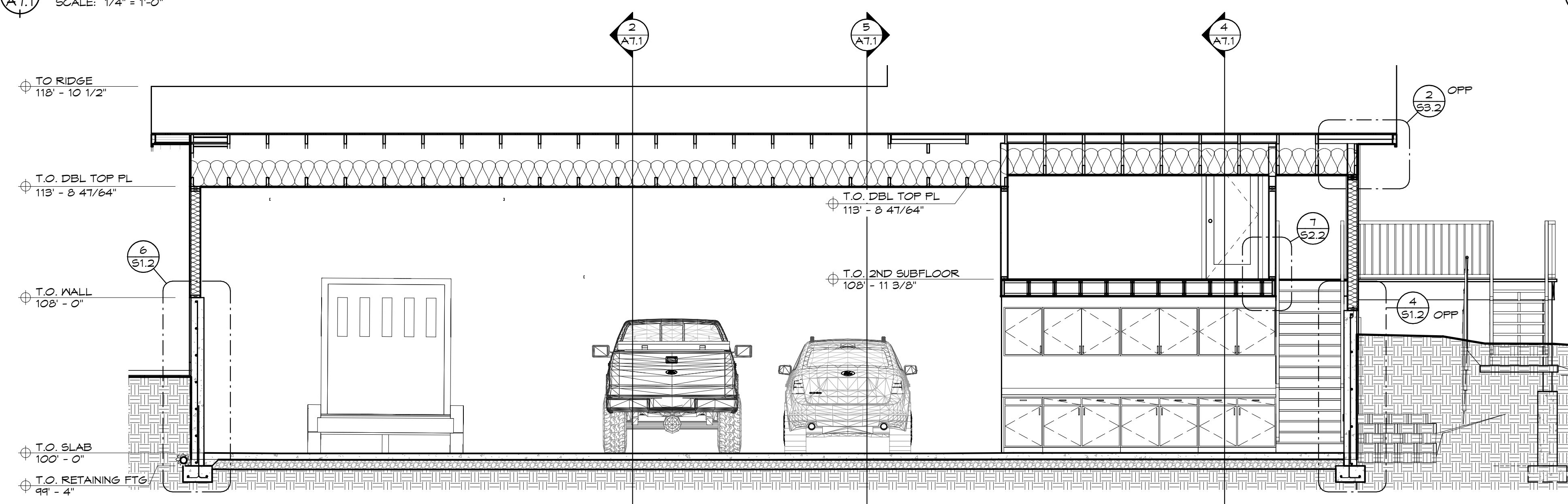
**A6.0**



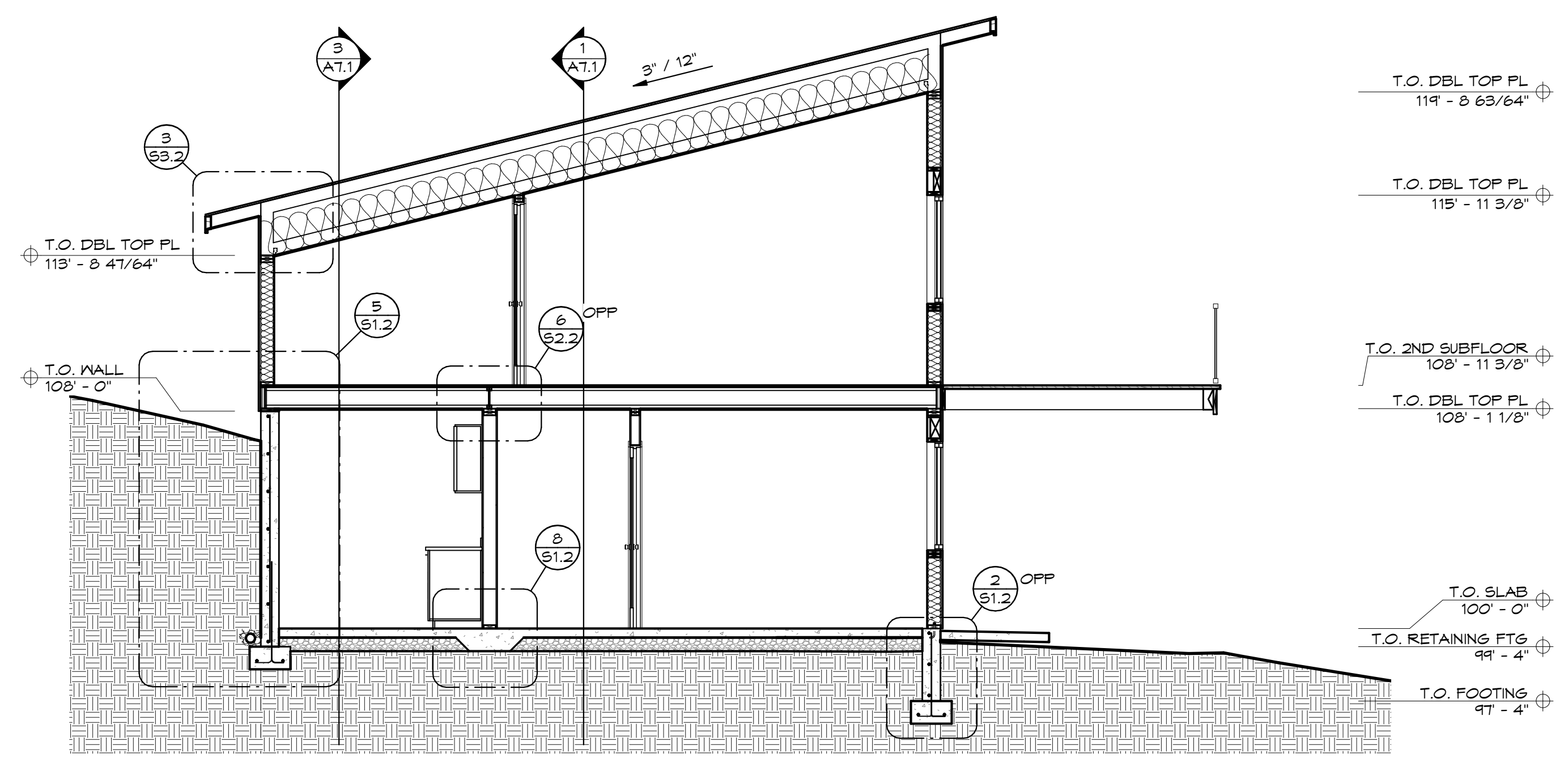
1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



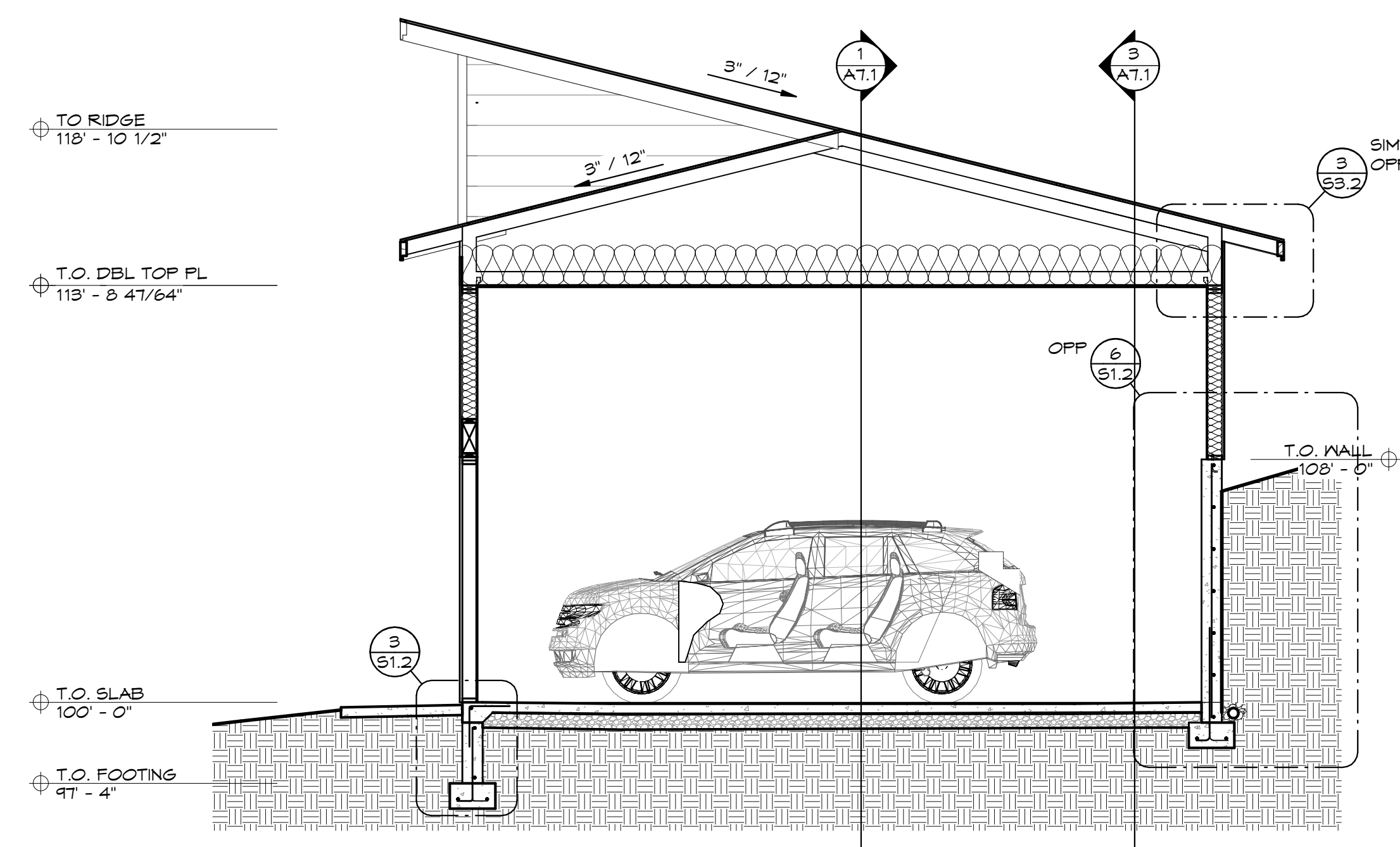
2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



5 BUILDING SECTION  
SCALE: 1/4" = 1'-0"

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**BUILDING SECTIONS**

**A7.1**

**FOOTING SCHEDULE**

MARK	FOOTING DESCRIPTION	NOTES
A	1' - 6" x 10" CONTINUOUS CONCRETE STRIP FOOTING W/ (3) #4 BARS CONT. BOTTOM	
C	1' - 6" x 10" CONTINUOUS THICKENED SLAB FTG W/ (2) #4 CONTINUOUS BARS, BOTTOM	
D	2' - 0" SQ x 10" THICK PAD FTG W/ (2) #4 BARS EACH WAY, BOTTOM	

**FLOOR SYSTEM SCHEDULE**

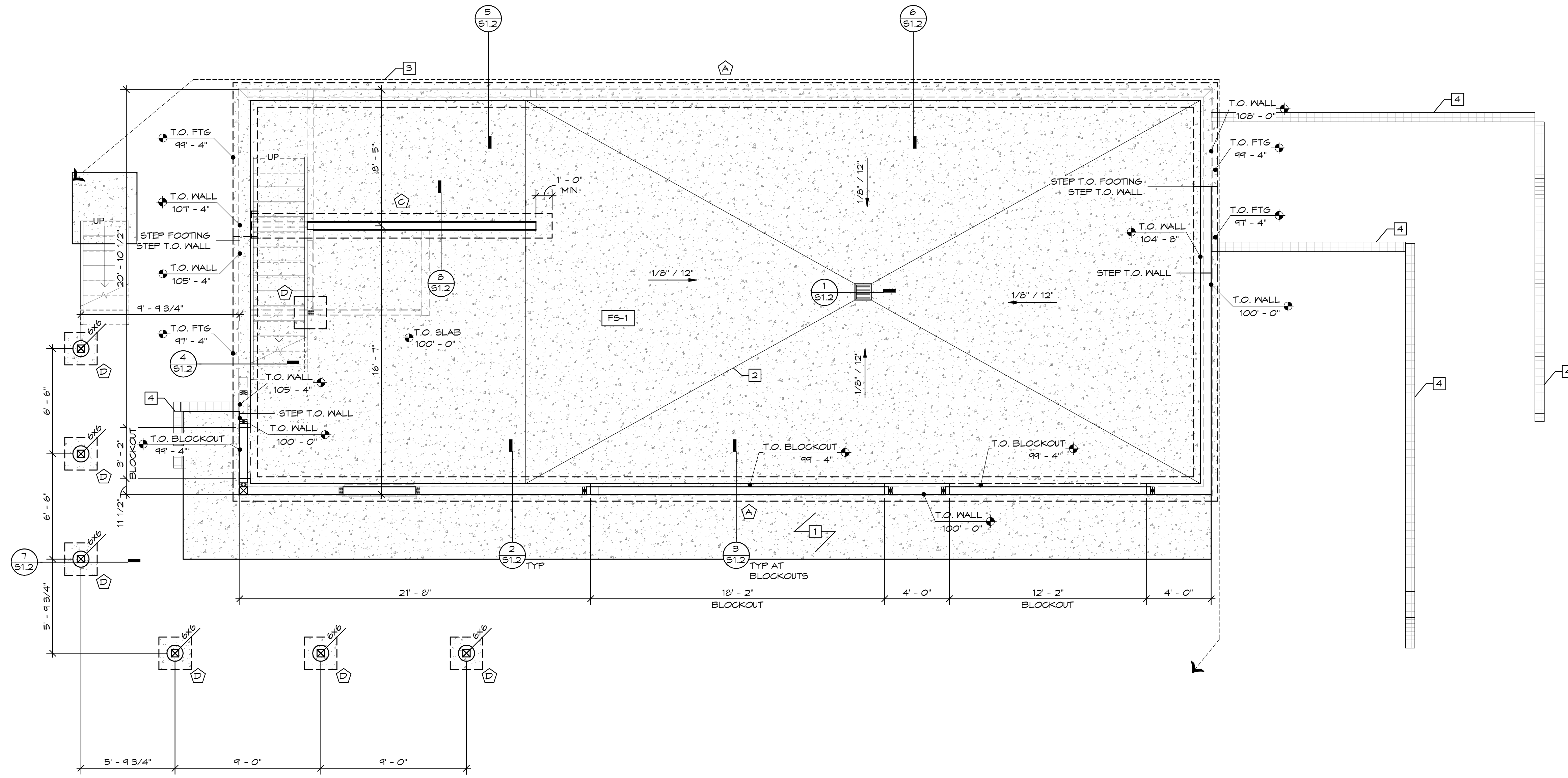
MARK	FLOOR SYSTEM
FS-1	4" CONCRETE SLAB REINFORCED W/ #4 @ 18" OC EACH WAY OVER 6 MIL VAPOR BARRIER OVER 6" WASHED AGGREGATE, SLOPED AS SHOWN ON PLAN
FS-2	FINISH FLOOR (PER G.C. / OWNER) OVER 23/32" T&G PLYWOOD GLUED AND NAILED WITH 10d NAILS (6" OC BOUNDARY NAILING, 6" OC EDGE NAILING, AND 12" OC FIELD NAILING) OVER 1 1/2" TJI 110 FLOOR JOISTS (SEE A2.2)
FS-3	1" x 5 1/2" TREX DECKING W/ (2) #10 x 2 1/2" DECKMATE COMPOSITE SCREWS TO EACH DECK JOIST OVER P.T. 2X10 DECK JOISTS (SEE A2.2)

**FOUNDATION PLAN NOTES**

- TYPICAL FOUNDATION CONSTRUCTION TO BE 8" WIDE CONCRETE STEMMALL, REINFORCE WITH #4 VERTICAL BARS @ 24" OC. PROVIDE ALTERNATE BENDS INTO FOOTING AND #4 HORIZONTAL CONTINUOUS BARS @ 24" OC MIN. UNLESS NOTED OTHERWISE ON FLANS.
- ALL ANCHOR BOLTS TO BE 1/2" DIA W/ 1" MIN EMBED @ 48" OC MAX AND WITHIN 12" OF CORNERS. MIN (2) ANCHOR BOLTS PER SILL.
- PROVIDE RADON MITIGATION MEASURES AS REQUIRED.
- GRADE TO SLOPE AWAY FROM STRUCTURE 1/2" : 12" MIN.
- ALL SLAB REINFORCING TO HAVE 1 1/2" CLEAR TO TOP OF SLAB.
- ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 6" OF GRADE TO BE PRESSURE TREATED.
- T.O. SLAB DENOTES HIGHEST POINT. SLOPE AS REQUIRED, MIN 1/4":12".
- EXTERIOR FACE OF CONCRETE EQUALS EXTERIOR FACE OF STUD, UNO.
- ALL HANGERS AND CONNECTORS TO BE SIMPSON UNLESS NOTED OTHERWISE.
- ALL FOUNDATION WALLS TO BE CENTERED ON FOOTING, UNLESS NOTED OTHERWISE.
- BACKFILL WITH 6" TOPSOIL OVER NATIVE SOIL OVER 16" OF 3/4" MINUS GRAVEL. DO NOT COMMENCE BACK FILLING FOUNDATION UNTIL FRAMING IS COMPLETE.

**FOUNDATION KEYNOTES**

MARK	NOTE
1	4" CONCRETE APRON SLAB REINFORCED W/ #3 BARS @ 24" OC EACH WAY OVER 4" WASHED AGGREGATE - BROOM FINISH
2	SAM CUT CONTROL JOINTS
3	4" DIAMETER PERFORATED PERIMETER DRAIN, WRAP IN FILTER FABRIC AND SET IN GRAVEL - SLOPE TO DAYLIGHT
4	SITE RETAINING WALL BY OWNER / G.C.



2 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

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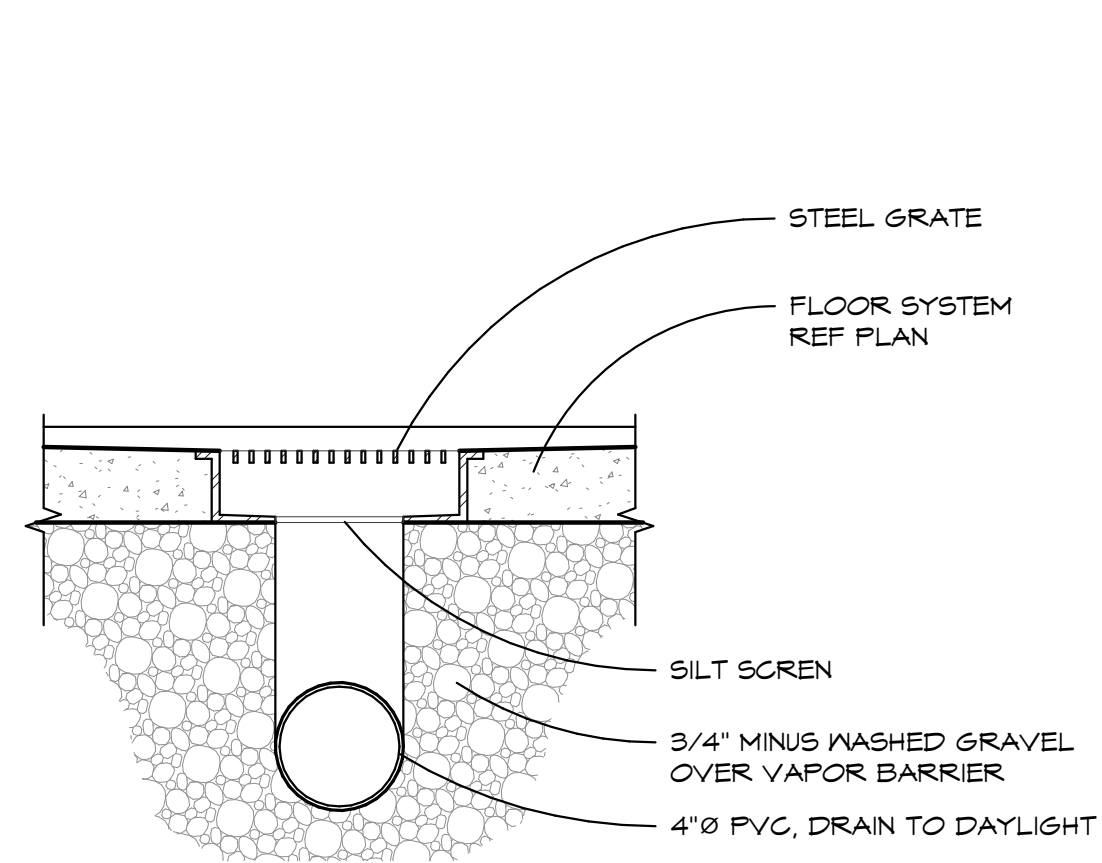
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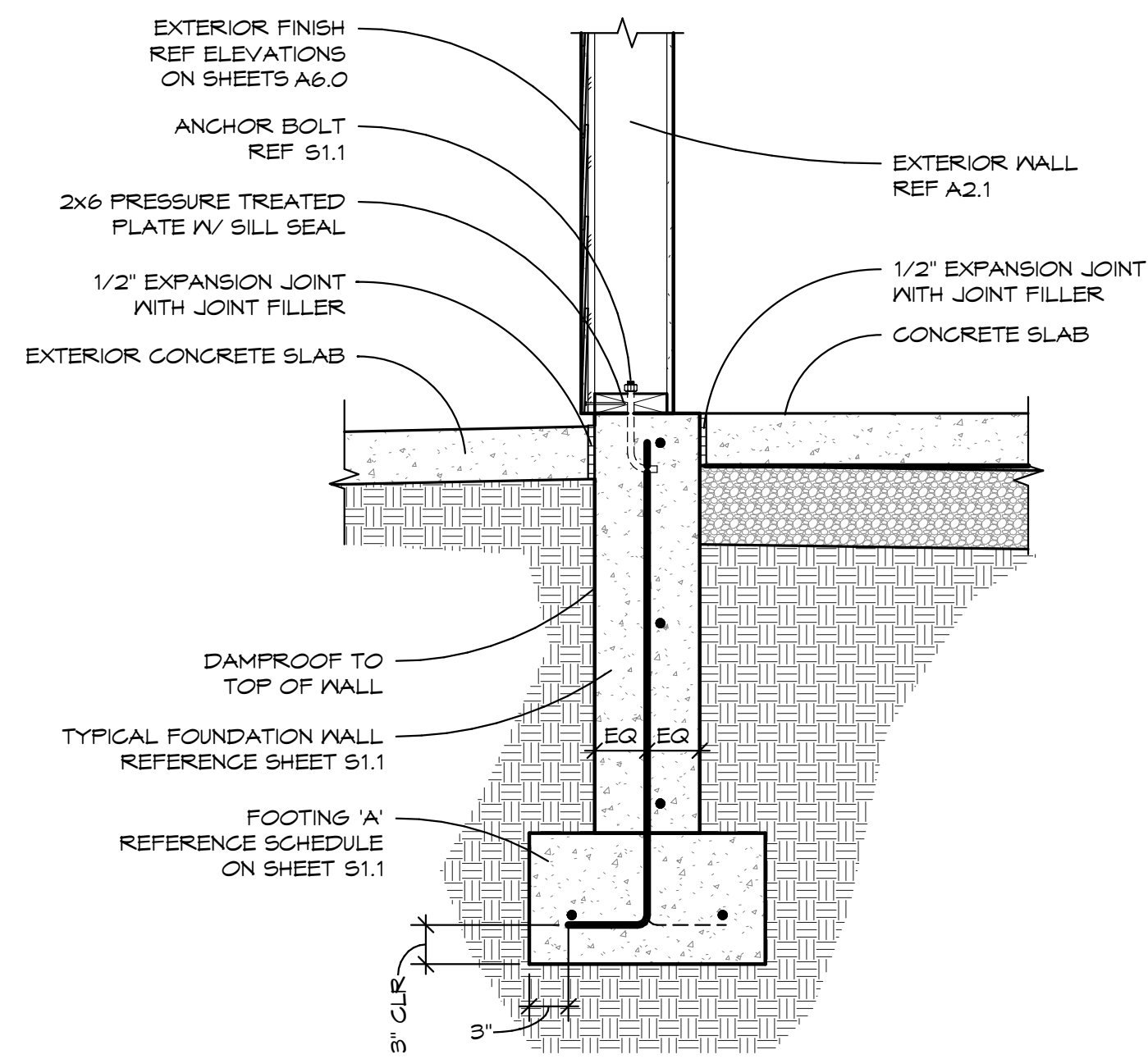
FOUNDATION PLAN

S1.1

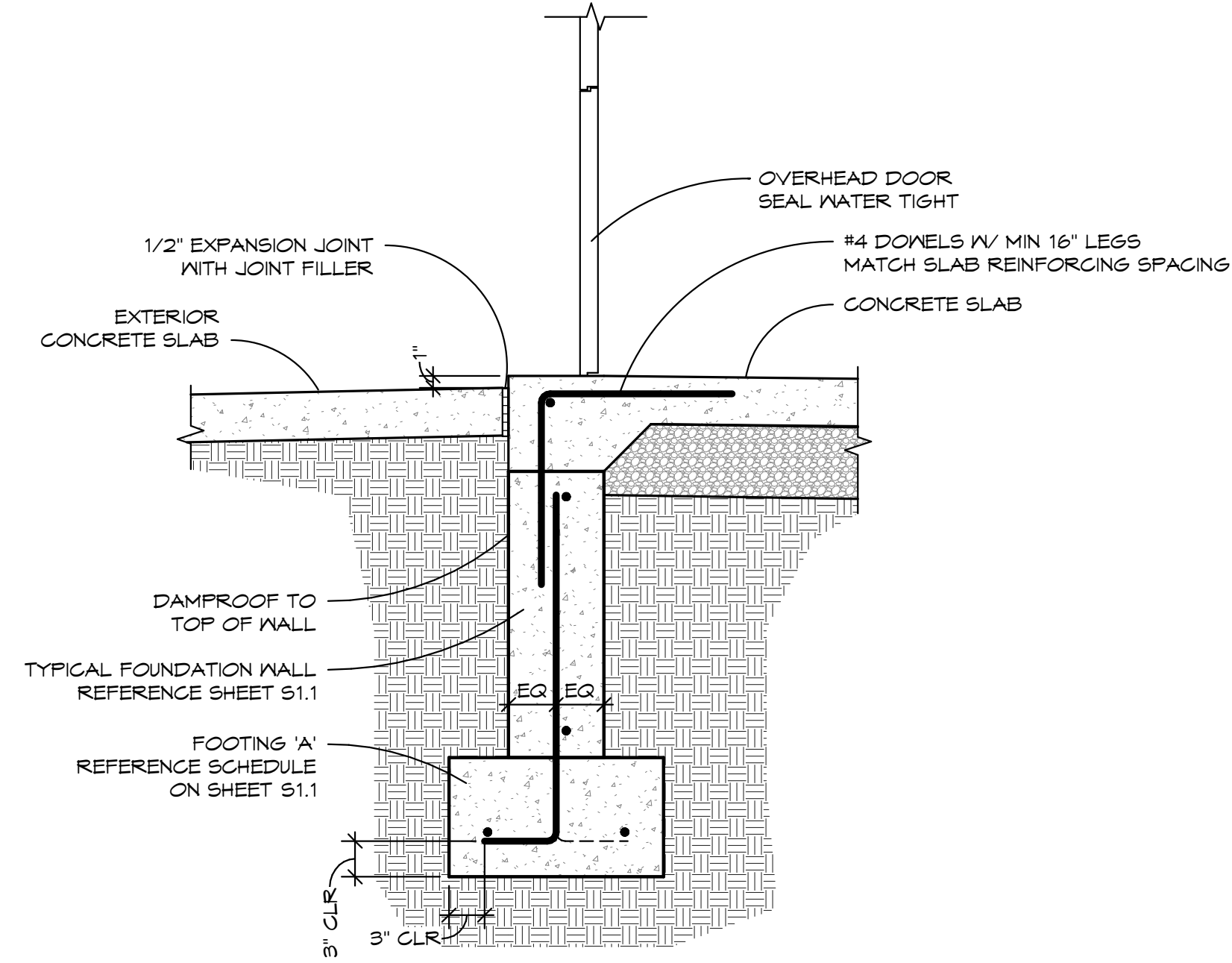




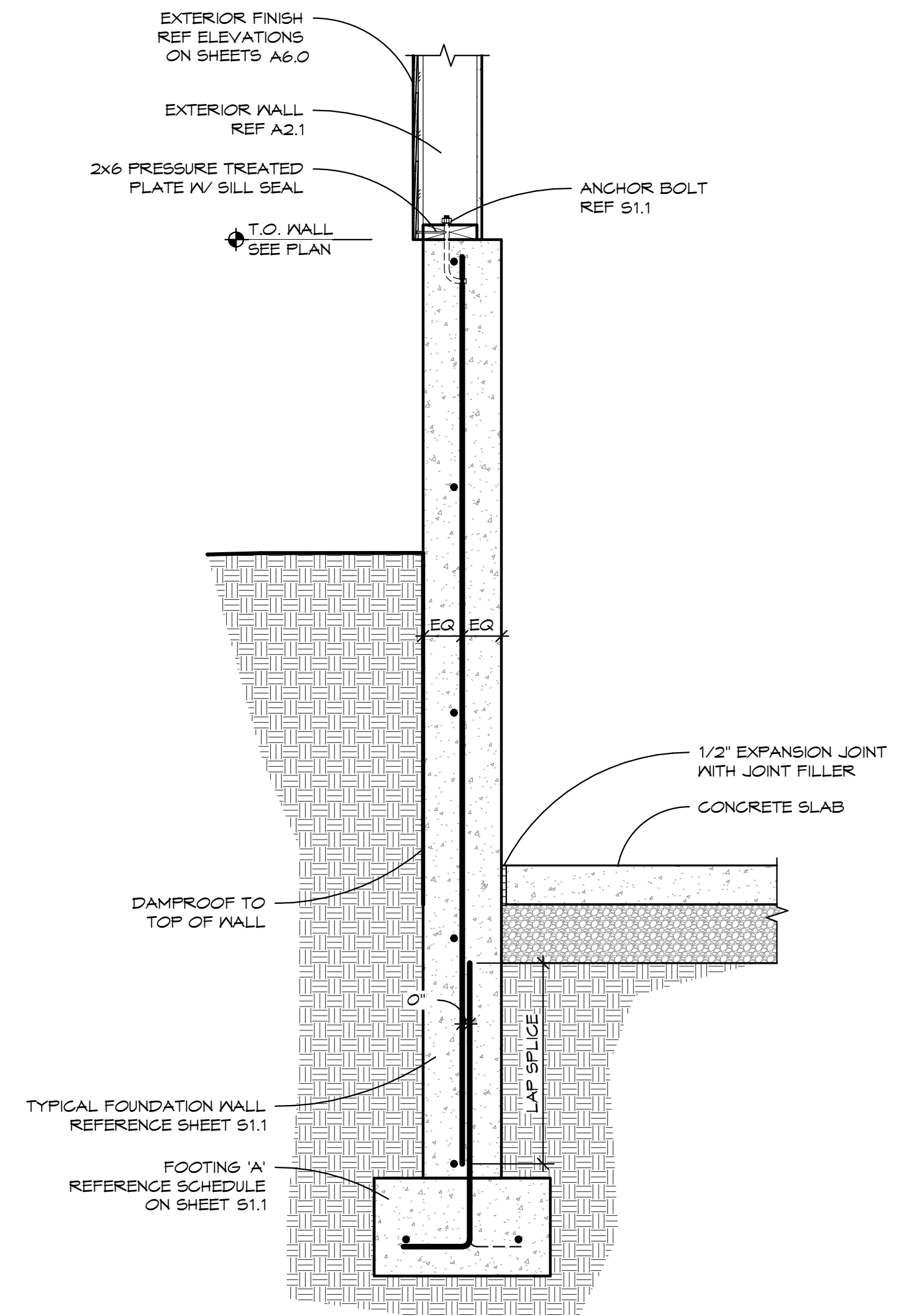
1  
51.2 FLOOR DRAIN DETAIL  
SCALE: 1" = 1'-0"



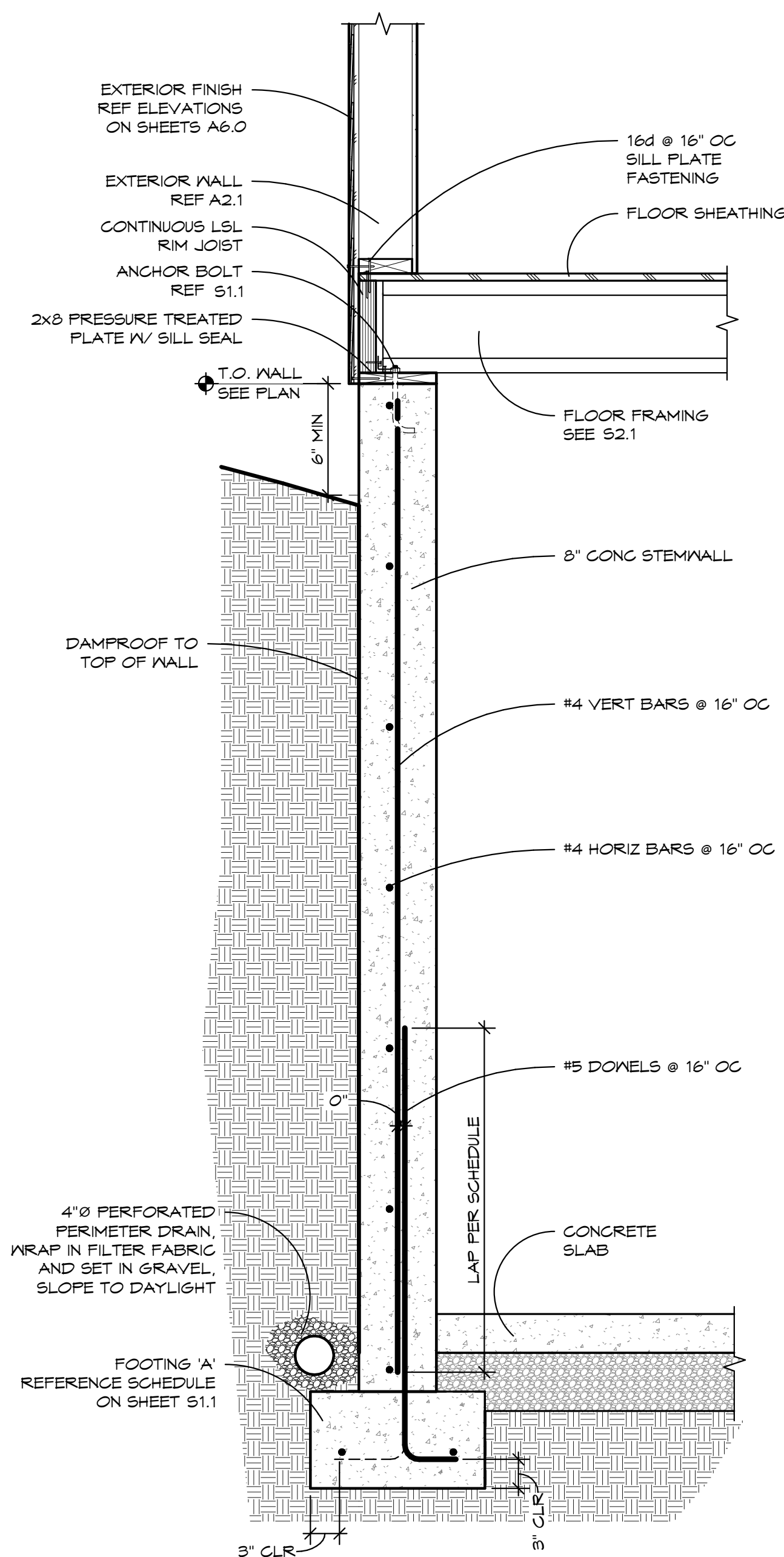
2  
51.2 TYPICAL GARAGE WALL  
SCALE: 1" = 1'-0"



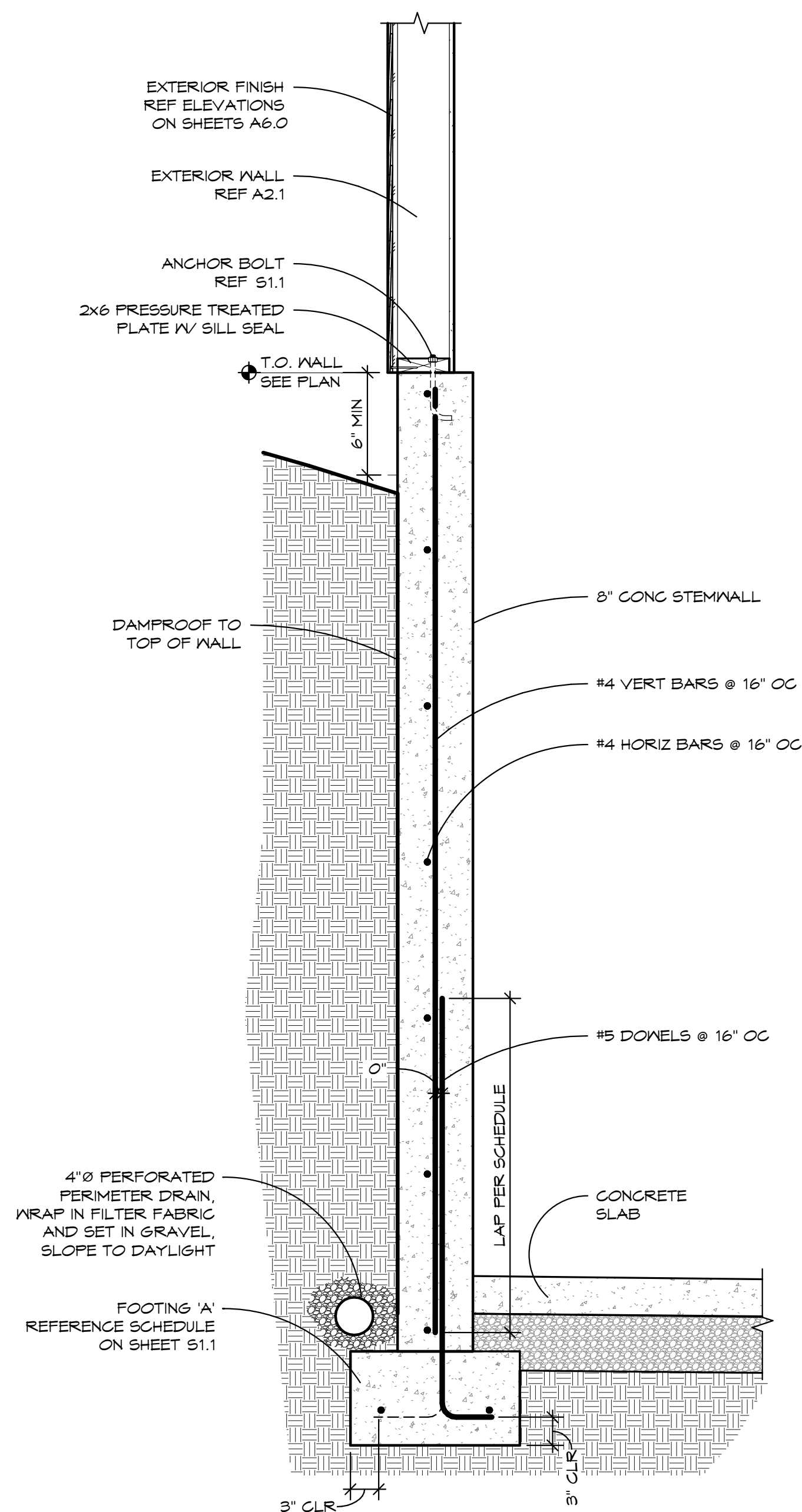
3  
51.2 TYPICAL SLAB BLOCKOUT  
SCALE: 1" = 1'-0"



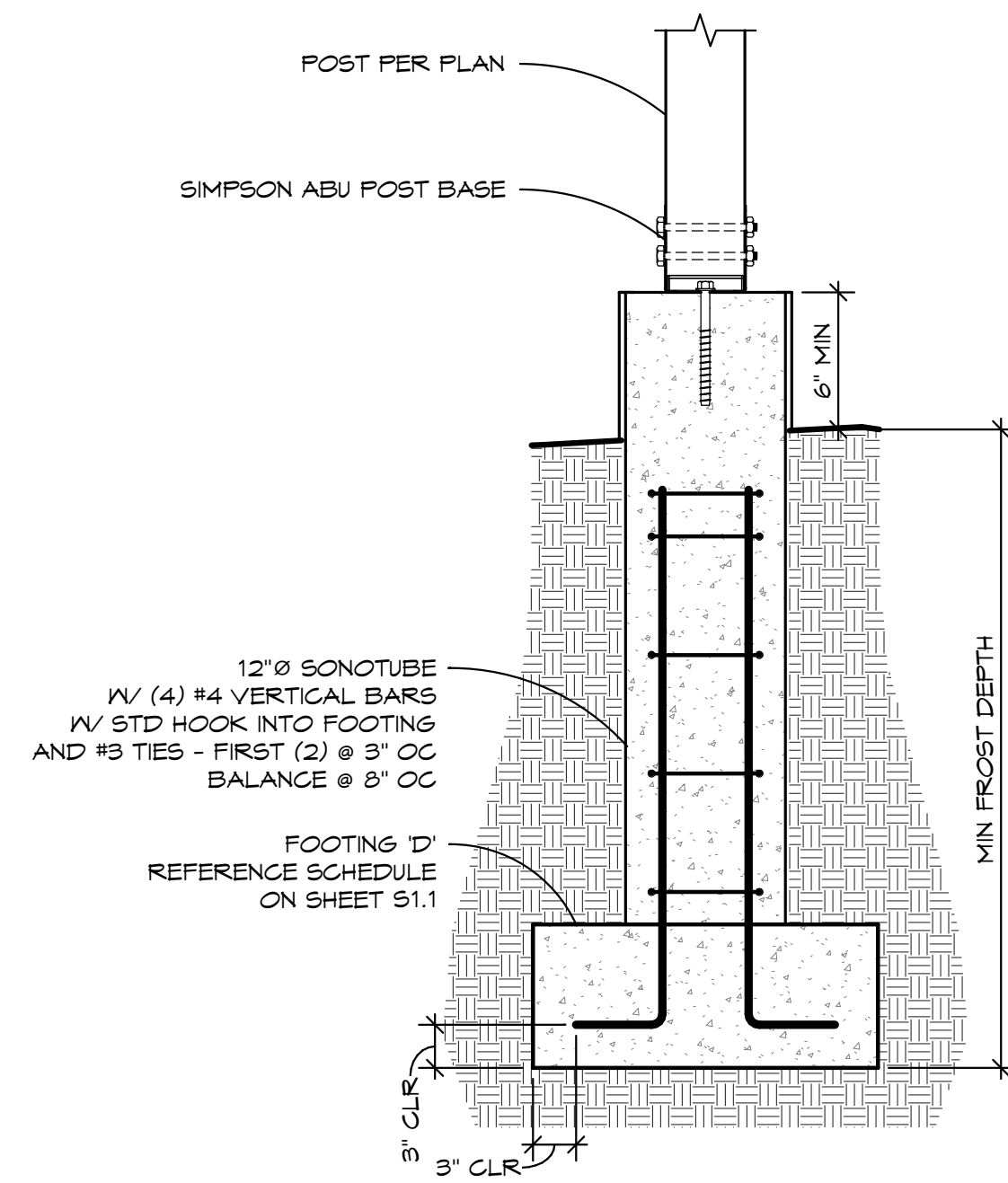
4  
51.2 TYPICAL GARAGE WALL  
SCALE: 1" = 1'-0"



5  
51.2 TYPICAL GARAGE RETAINING WALL  
SCALE: 1" = 1'-0"



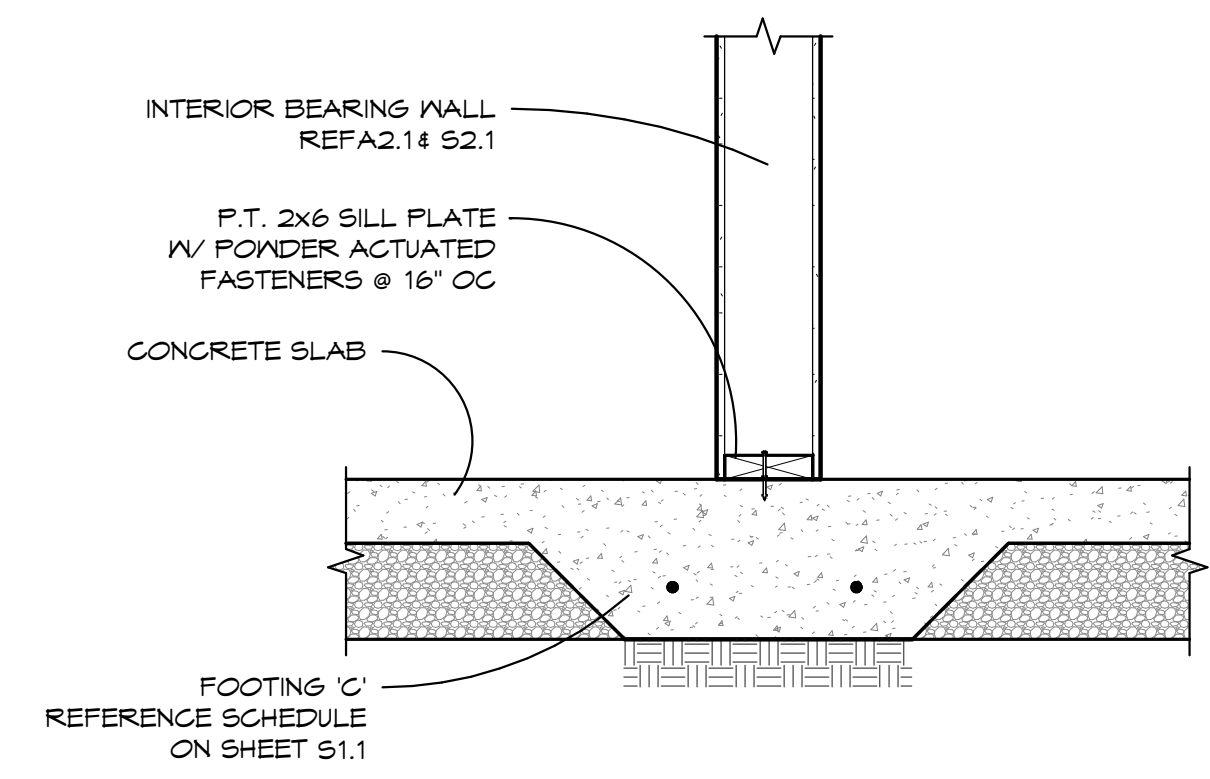
6  
51.2 TYPICAL GARAGE RETAINING WALL  
SCALE: 1" = 1'-0"



7  
51.2 TYPICAL EXTERIOR COLUMN  
SCALE: 1" = 1'-0"

REBAR LAP SCHEDULE IN CONCRETE	
#3	14"
#4	25"
#5	32"
#6	38"

9  
51.2 REBAR LAP SCHEDULE  
SCALE: 1" = 1'-0"



8  
51.2 TYPICAL INTERIOR BEARING WALL  
SCALE: 1" = 1'-0"

**KLONNE SHOP**  
4127 WILLISTON RD  
MINNETONKA, MN 55345

REVISIONS	DATE

ISSUE: FOR PERMIT  
DATE: 12.01.2021  
DRAWN BY: JDK

FOUNDATION  
DETAILS

51.2

**PLAN NOTES - FLOOR FRAMING**

1. PROVIDE SOLID BLKG BETWEEN FRAMING AT BEARING WALL LOCATIONS.
2. ALL DECK FRAMING TO BE PRESSURE TREATED MATERIAL IF REQUIRED.
3. PROVIDE 6" MINIMUM URETHEN INSULATION AT CONTINUOUS RIM JOIST ENTIRE PERIMETER.
4. ALL HANGERS AND FRAMING CONNECTIONS ARE TO BE SIMPSON, UNLESS NOTED OTHERWISE.

**HEADER SCHEDULE**

MARK	SIZE	KING STUDS	TRIMMER STUDS	REMARKS
HDR1	(2) 2x10	(1) 2x	(1) 2x	
HDR3	5 1/2"x12" GL	(2) 2x	(2) 2x	
HDR4	(3) 2x10	(2) 2x	(2) 2x	

**BEAM SCHEDULE**

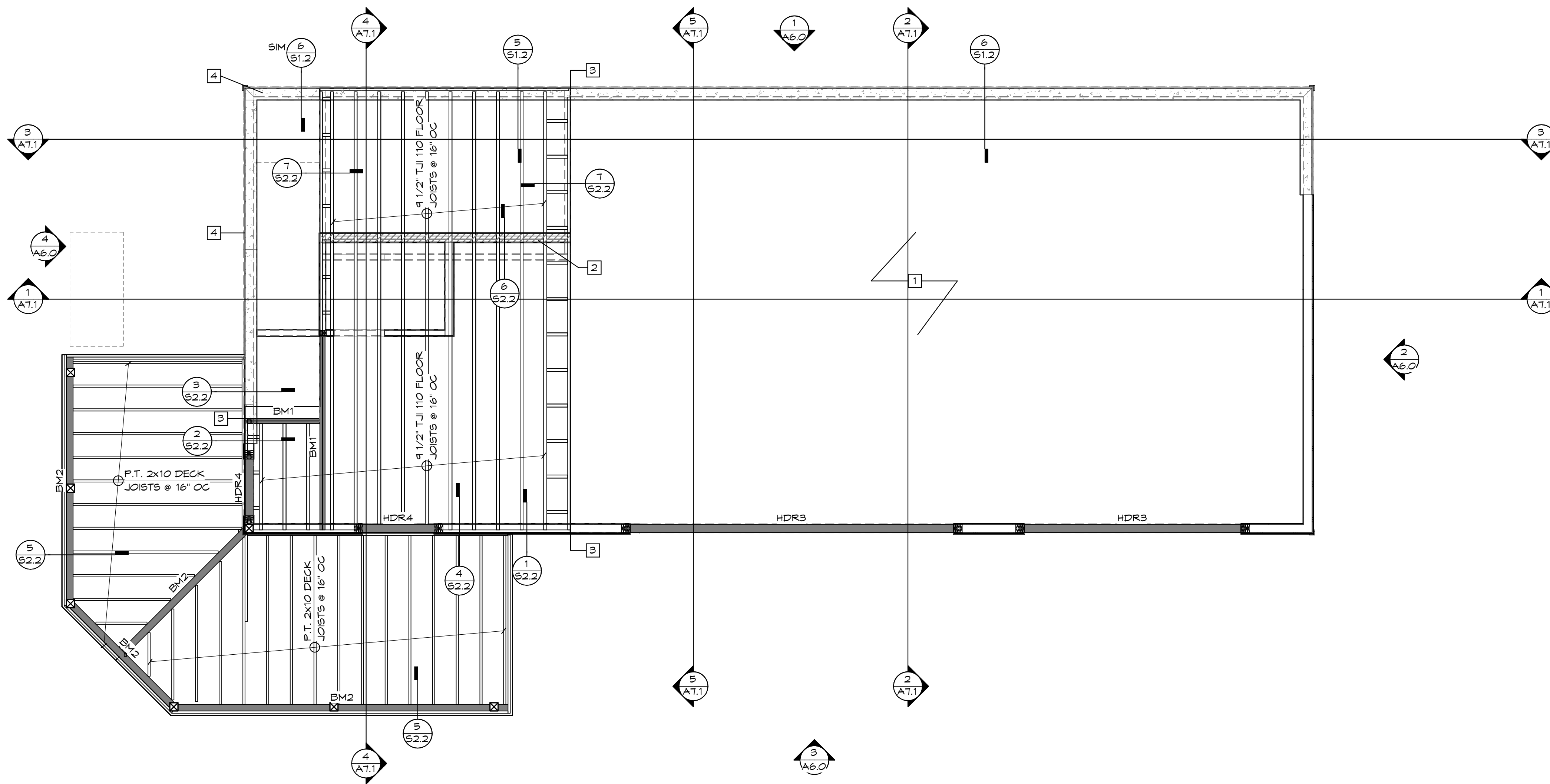
MARK	SIZE	COMMENTS
BM1	(2) 1 3/4"x9 1/2" LVL	
BM2	(3) 2x10	

**FLOOR SYSTEM SCHEDULE**

MARK	FLOOR SYSTEM
F5-1	4" CONCRETE SLAB REINFORCED W/ #4 @ 18" OC EACH WAY OVER 6 MIL VAPOR BARRIER OVER 6" WASHED AGGREGATE, SLOPED AS SHOWN ON PLAN
F5-2	FINISH FLOOR (PER G.C. / OWNER) OVER 23/32" T&G PLYWOOD GLUED AND NAILED WITH 10d NAILS (6" OC BOUNDARY NAILING, 6" OC EDGE NAILING, AND 12" OC FIELD NAILING) OVER 9 1/2" TJI 110 FLOOR JOISTS (SEE A2.2)
F5-3	1" x 5 1/2" TREX DECKING W/ (2) #10 x 2 1/2" DECKMATE COMPOSITE SCREWS TO EACH DECK JOIST OVER P.T. 2x10 DECK JOISTS (SEE A2.2)

**FLOOR FRAMING KEYNOTES**

MARK	NOTE
1	OPEN TO BELOW
2	BEARING WALL BELOW WITH SOLID BLOCKING BETWEEN FLOOR JOISTS
3	STEP DOUBLE TOP PLATE
4	BALLOON FRAME WALL AT STAIRS



52.1 SECOND LEVEL FRAMING PLAN  
SCALE: 1/4" = 1'-0"

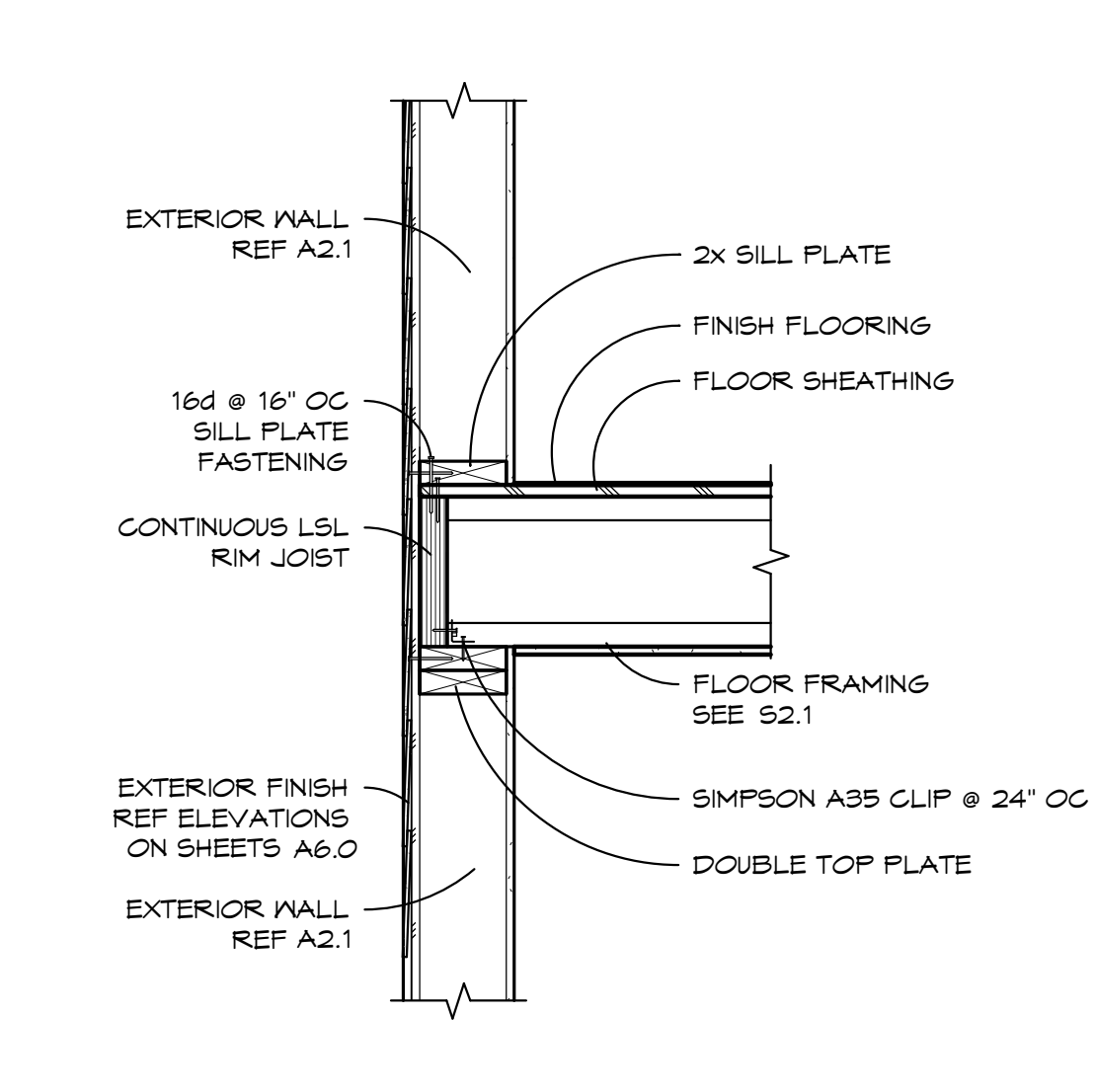


**KLONNE SHOP**  
4127 WILLISTON RD  
MINNETONKA, MN 55345

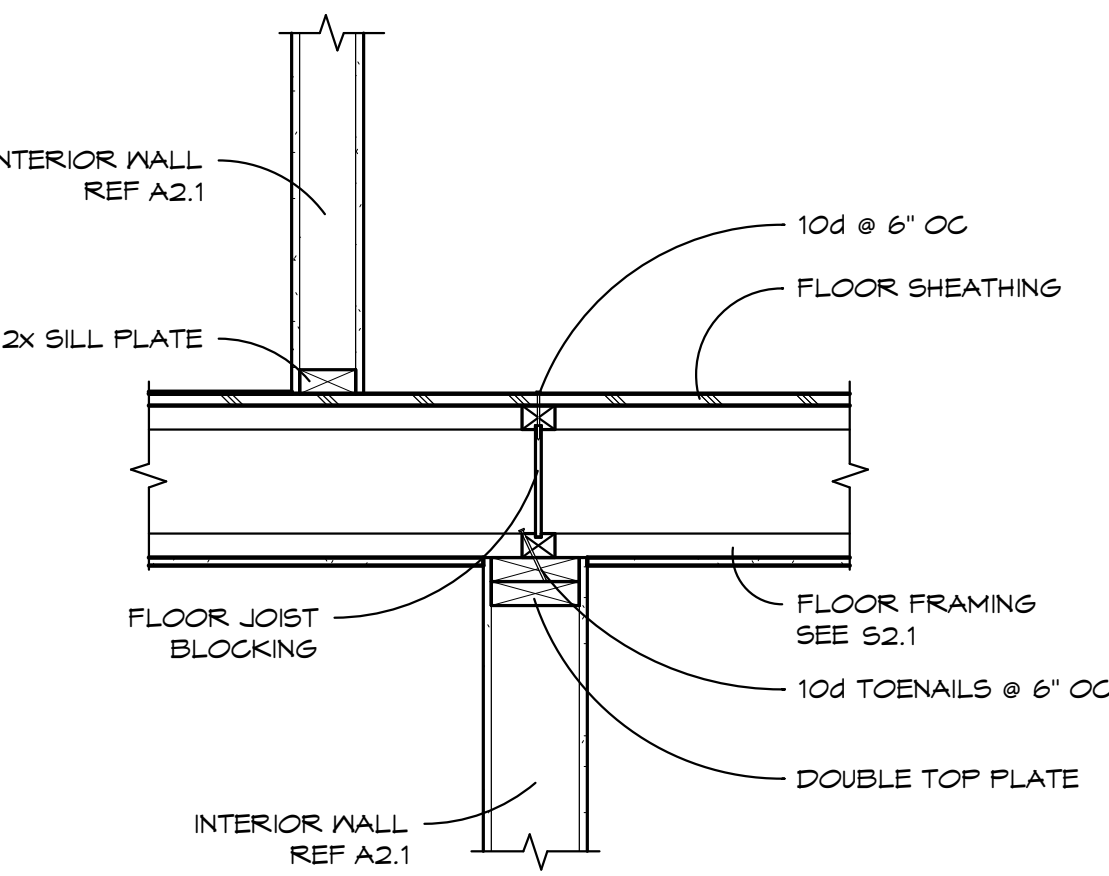
REVISIONS	DATE

ISSUE: FOR PERMIT  
DATE: 12.01.2021  
DRAWN BY: JDK

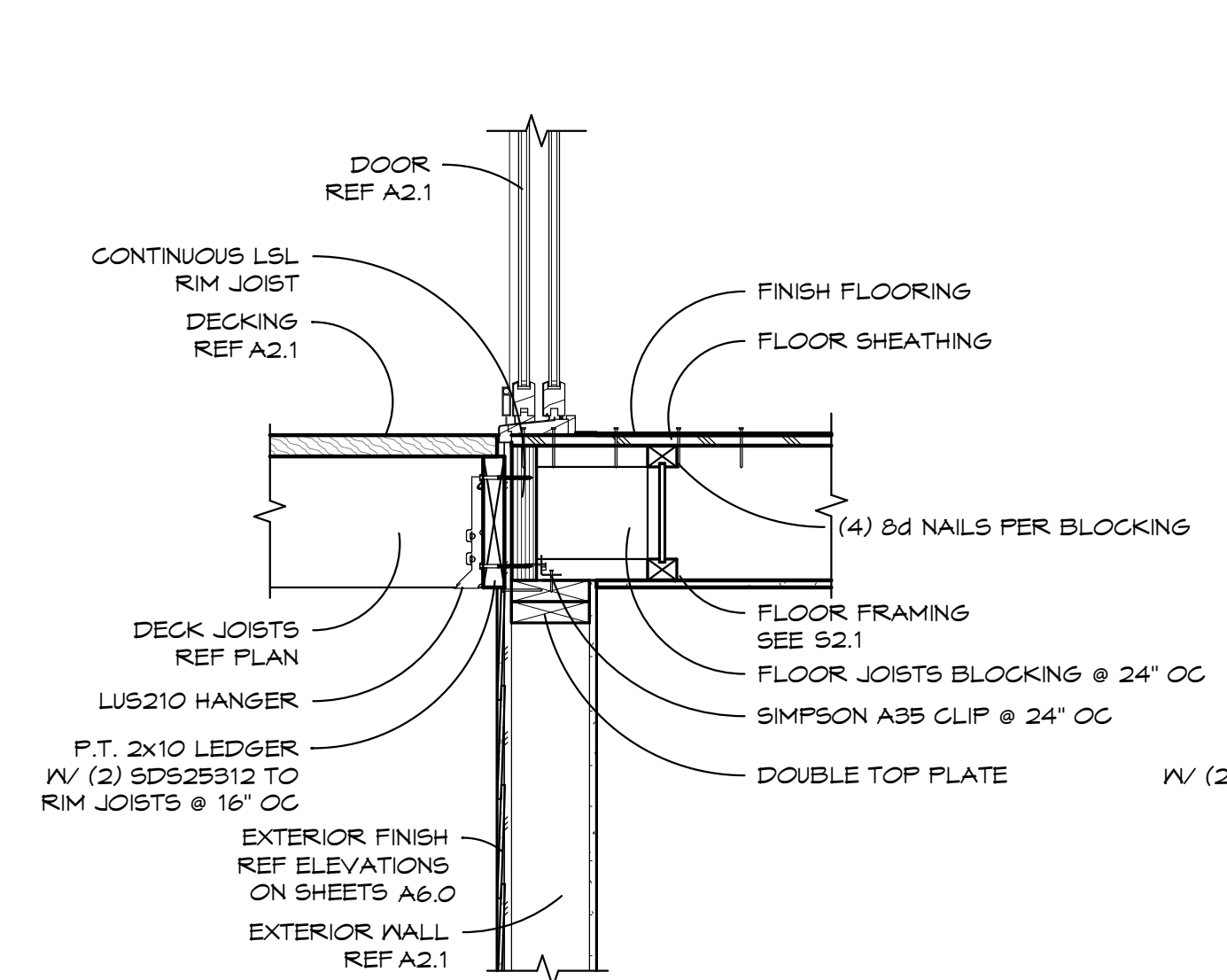
SECOND LEVEL FRAMING PLAN  
**52.1**



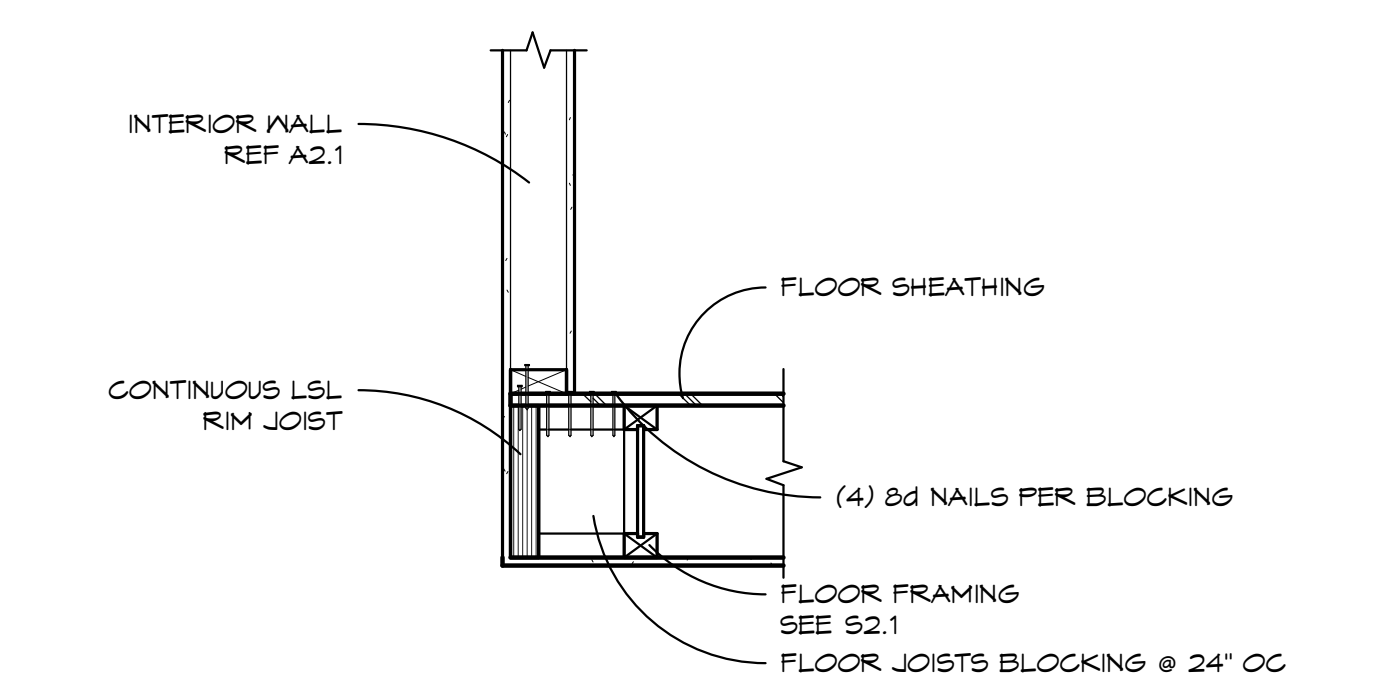
1  
S2.2  
TYPICAL FLOOR FRAMING JOISTS PERPENDICULAR  
SCALE: 1" = 1'-0"



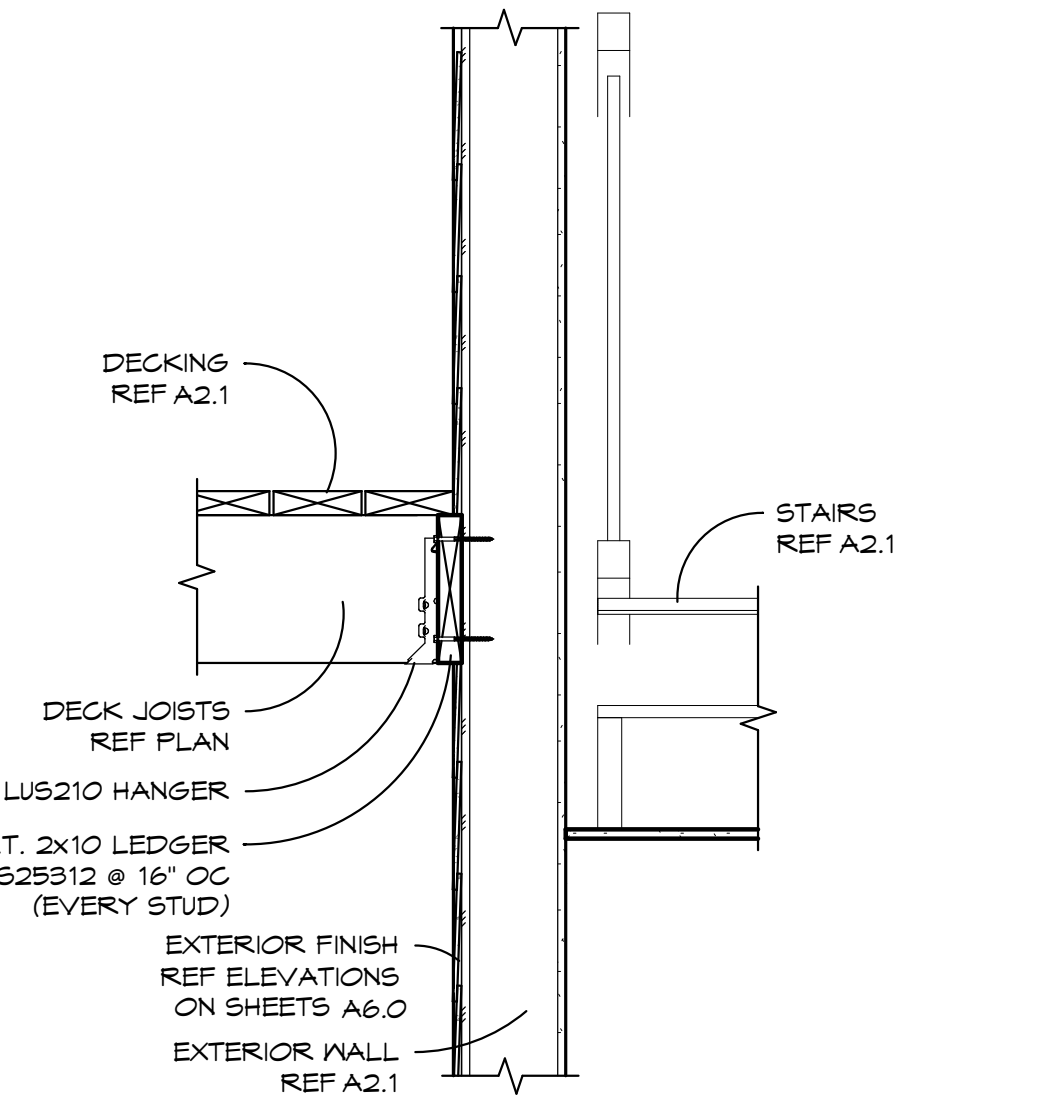
6  
S2.2  
TYPICAL FLOOR FRAMING JOISTS PERPENDICULAR  
SCALE: 1" = 1'-0"



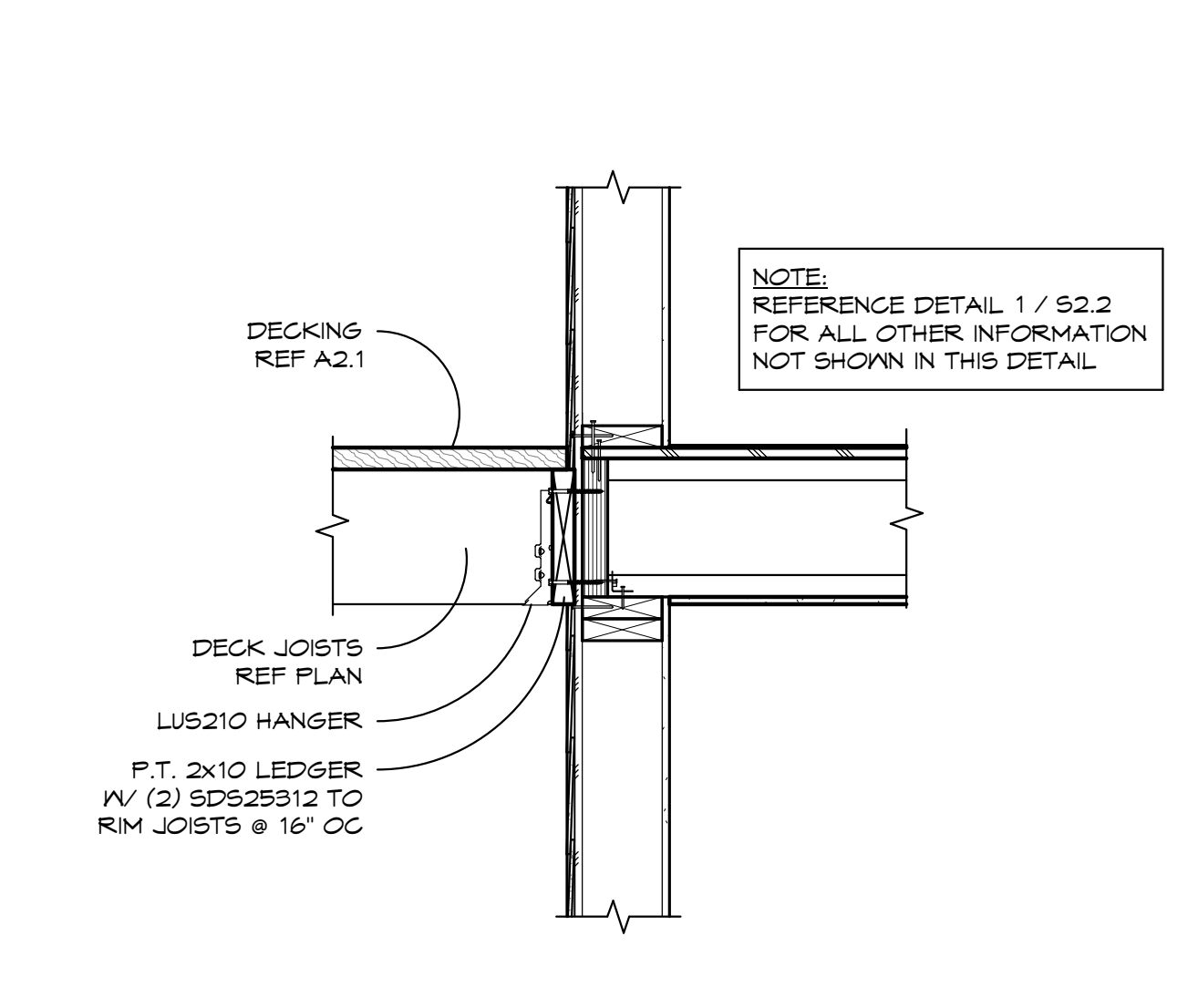
2  
S2.2  
TYPICAL FLOOR FRAMING JOISTS PARALLEL  
SCALE: 1" = 1'-0"



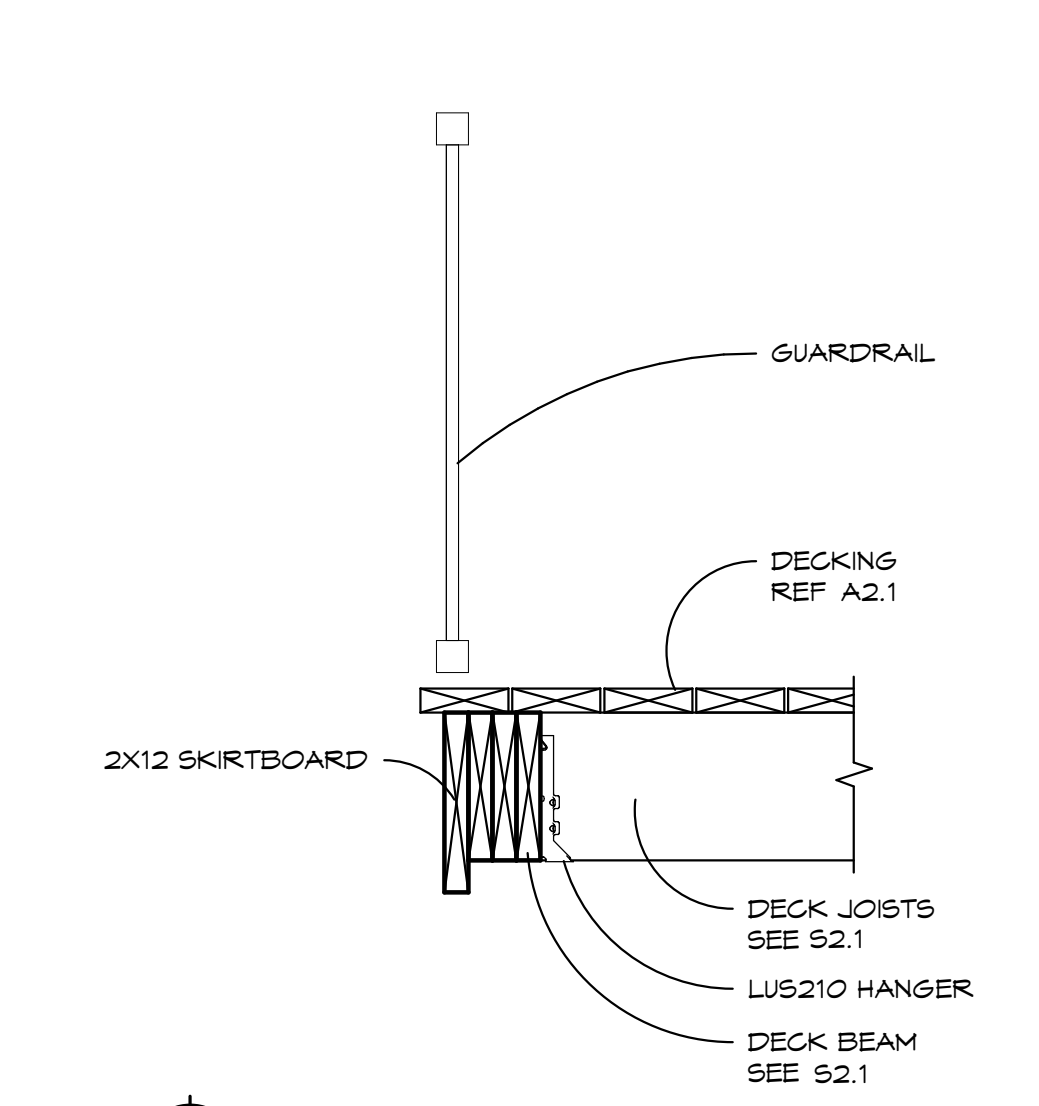
7  
S2.2  
TYPICAL FLOOR FRAMING AT CEILING TRANSITION  
SCALE: 1" = 1'-0"



3  
S2.2  
TYPICAL DECK FRAMING  
SCALE: 1" = 1'-0"



4  
S2.2  
TYPICAL DECK FRAMING  
SCALE: 1" = 1'-0"



5  
S2.2  
TYPICAL DECK FRAMING  
SCALE: 1" = 1'-0"

**KLONNE SHOP**  
4127 WILLISTON RD  
MINNETONKA, MN 55345

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FLOOR FRAMING DETAILS  
**S2.2**

**PLAN NOTES - ROOF FRAMING PLAN**

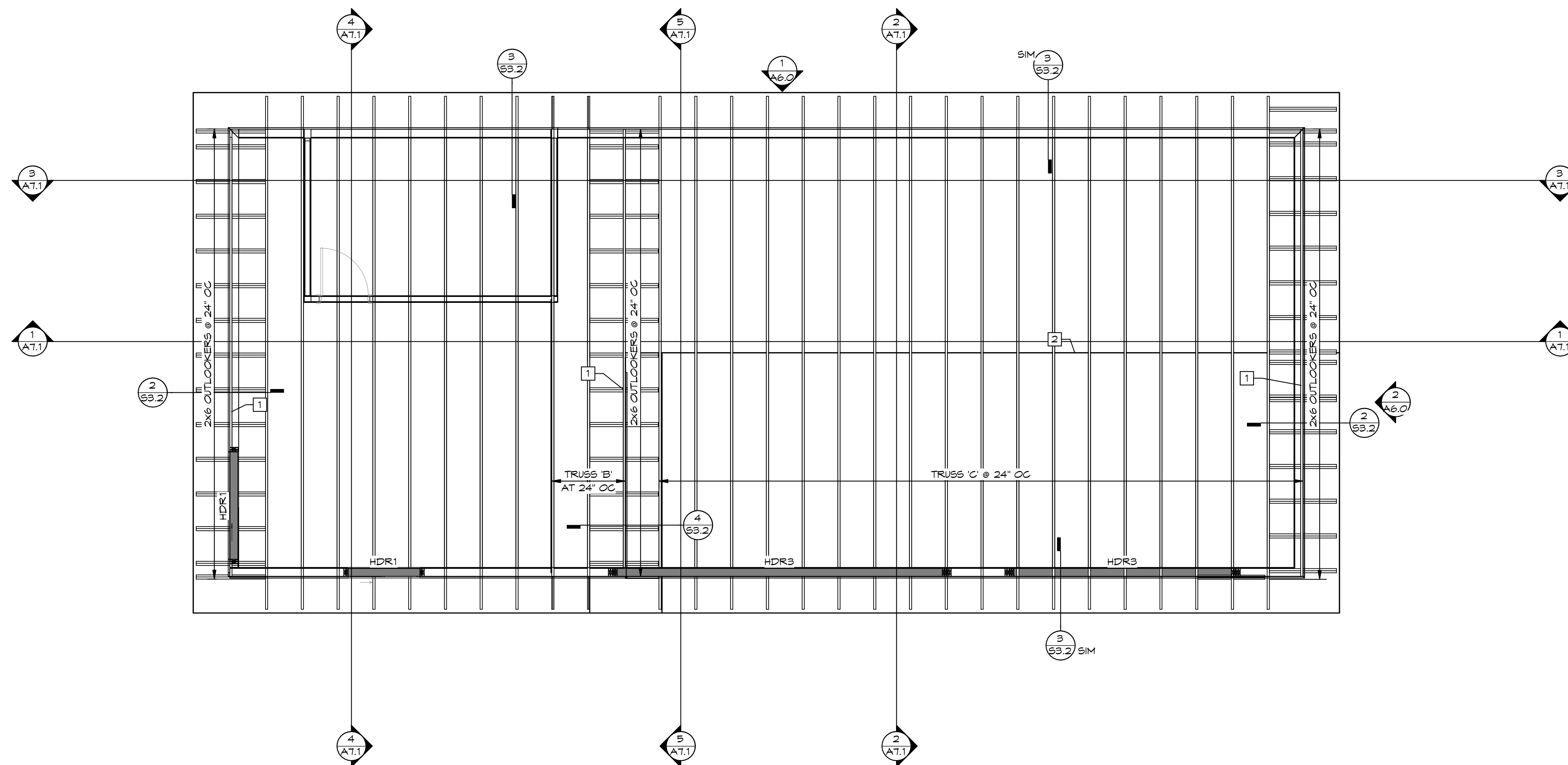
1. PROVIDE 1-ROLL (36" WIDTH) OF ICE DAM/WATERPROOF MEMBRANE AT ROOF/WALL INTERSECTIONS, EDGES, VALLEYS, AND ROOF PENETRATIONS.
2. PROVIDE 2-ROLLS (36" WIDTH) OF ICE DAM/WATERPROOF MEMBRANE AT ROOF EDGES.
3. PROVIDE SHEET METAL STEP FLASHING AT ALL ROOF / WALL INTERSECTIONS, 18" MIN VERTICAL LEG AND 12" MIN HORIZONTAL LEG.
4. VERIFY VENT LOCATIONS PRIOR TO CONSTRUCTION.
5. TYPICAL ROOF SYSTEM TO BE: EXTERIOR ROOF FINISH MATERIAL (REF A6.0 & A6.1) OVER 1 1/2" T&G PLYWOOD GLUED AND NAILED WITH 10d NAILS (6" OC BOUNDARY NAILING, 6" OC EDGE NAILING, AND 12" OC FIELD NAILING) OVER ROOF TRUSSES (SEE S3.3 FOR TRUSS PROFILES) 1/4" MIN R-49 INSULATION OVER 1/2" TYPE 'X' GYPSUM CEILING BOARD.

**HEADER SCHEDULE**

MARK	SIZE	KING STUDS	TRIMMER STUDS	REMARKS
HDR1	(2) 2X10	(1) 2X	(1) 2X	
HDR3	5 1/2 X 12" GL	(2) 2X	(2) 2X	
HDR4	(3) 2X10	(2) 2X	(2) 2X	

**ROOF FRAMING KEYNOTES**

MARK	NOTE
1	DROPPED GABLE END TRUSS
2	RIDGE



**1**  
S3.1  
**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**KLONNE SHOP**  
4127 WILLISTON RD  
MINNETONKA, MN 55345

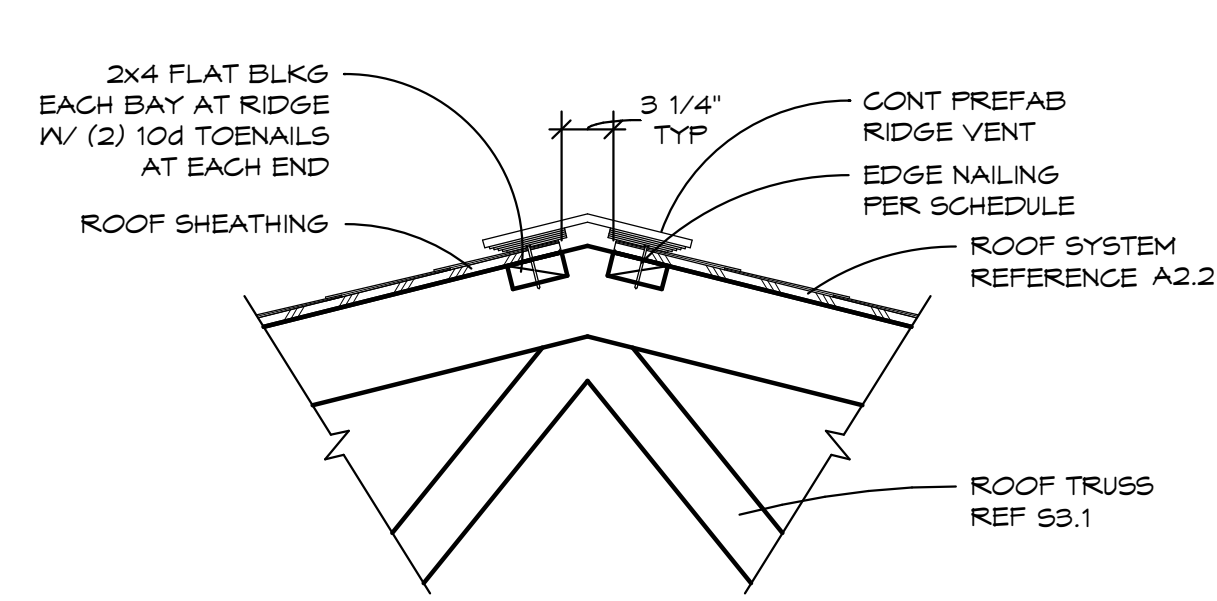
REVISIONS	DATE

ISSUE: FOR PERMIT  
DATE: 12.01.2021  
DRAWN BY: JJK

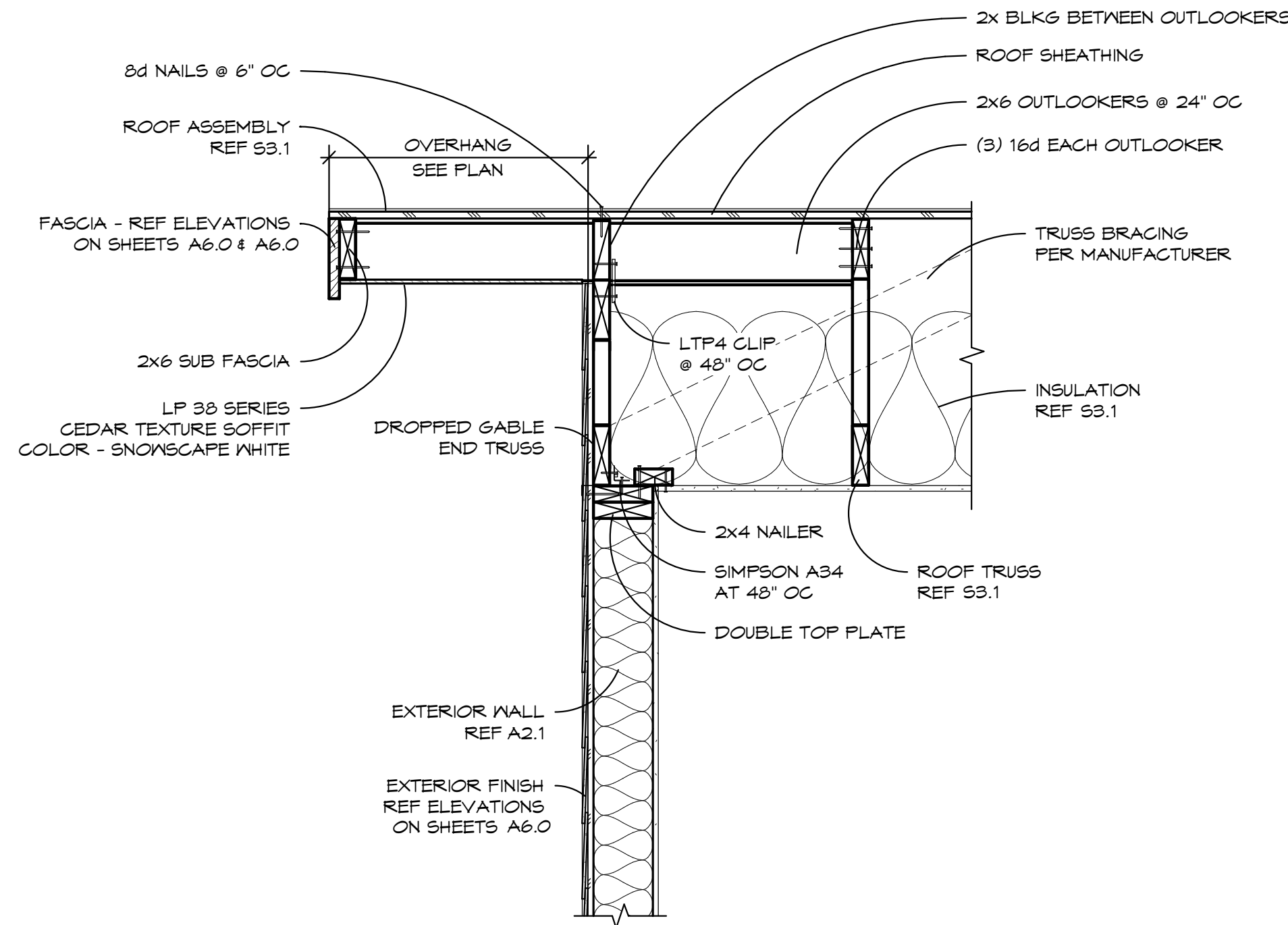
**ROOF FRAMING PLAN**

**S3.1**

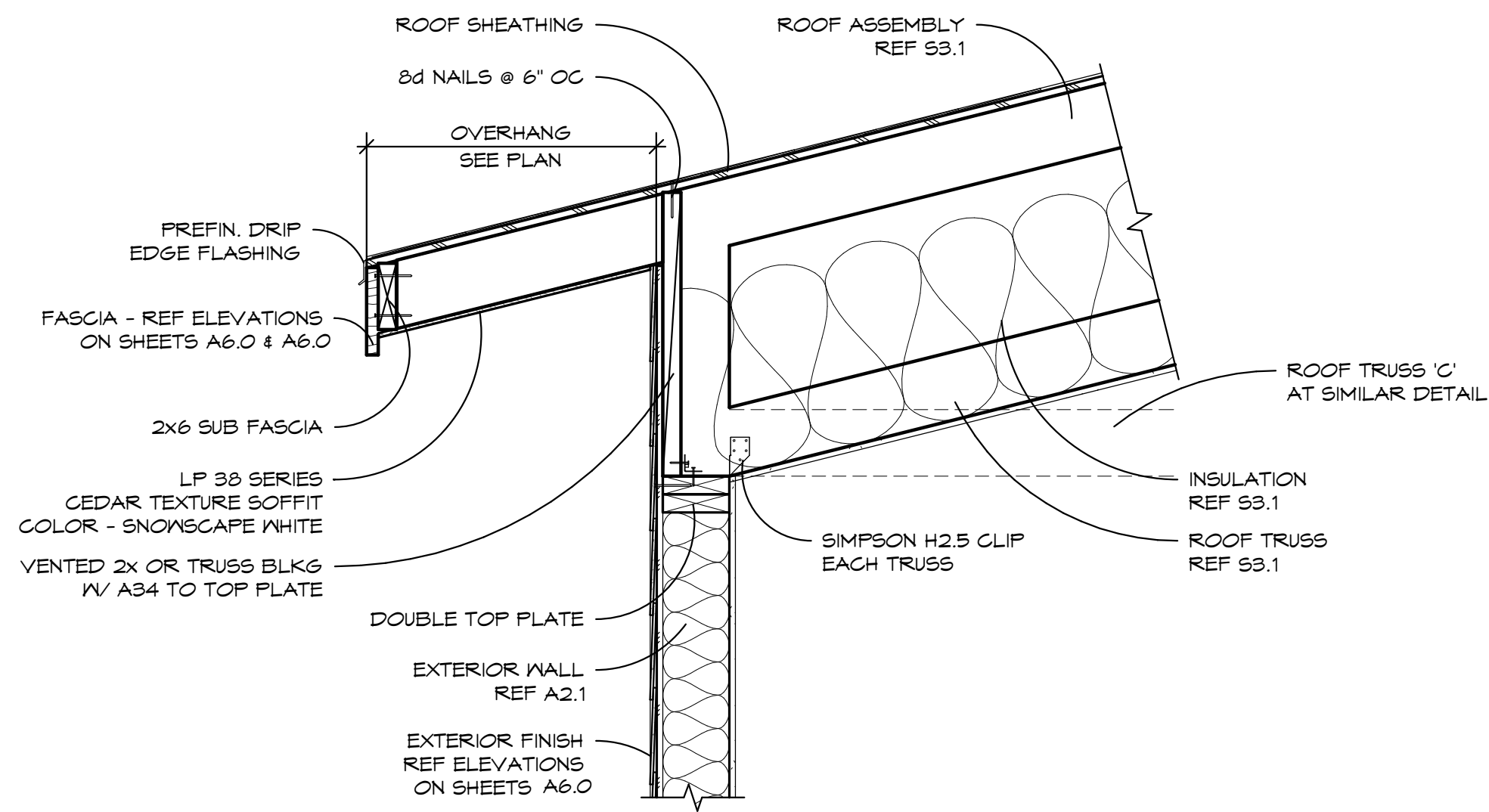




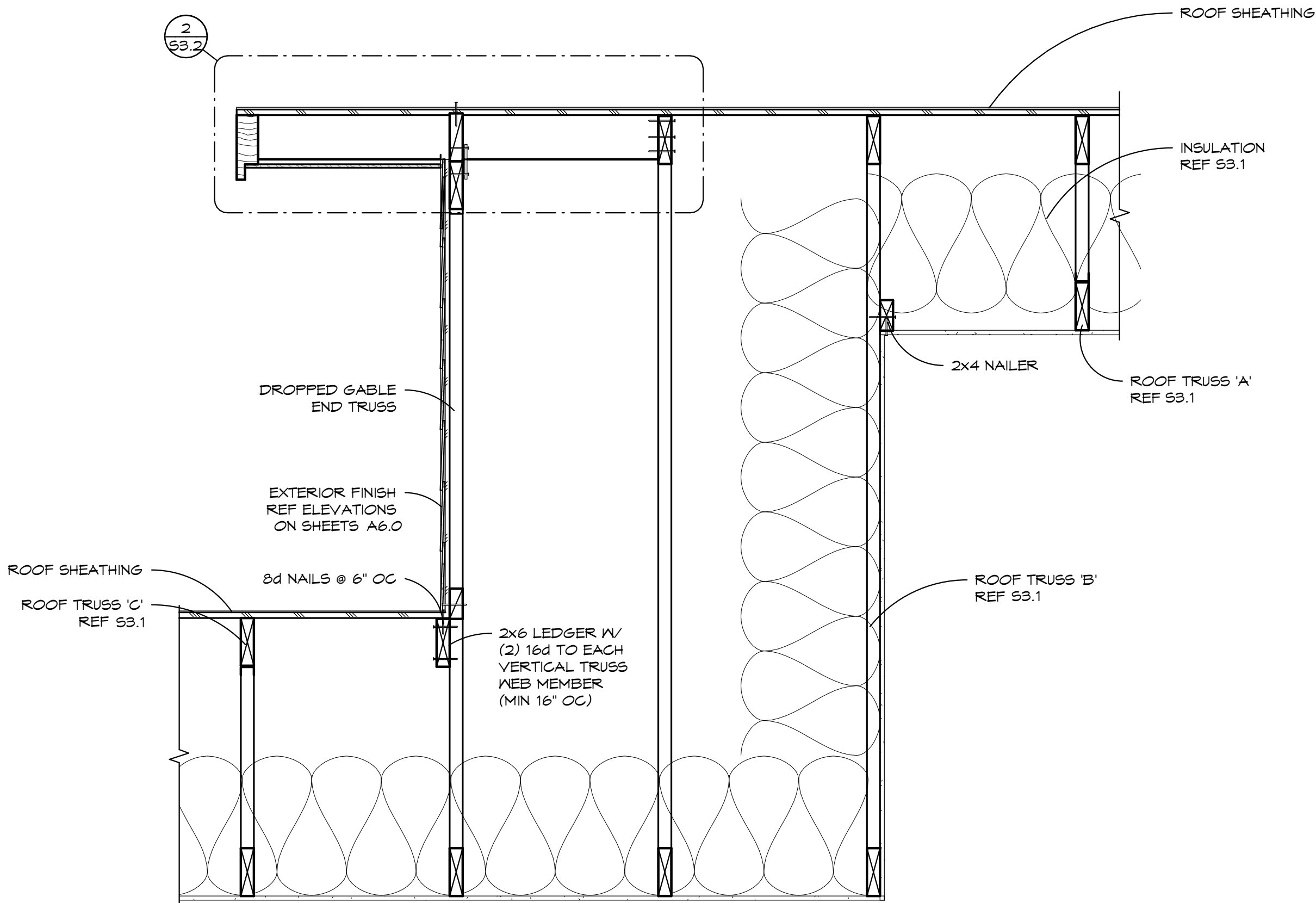
1  
S3.2  
TYPICAL RIDGE VENT DETAIL  
SCALE: 1" = 1'-0"



2  
S3.2  
TYPICAL GABLE END DETAIL  
SCALE: 1" = 1'-0"



3  
S3.2  
TYPICAL EAVE DETAIL  
SCALE: 1" = 1'-0"



4  
S3.2  
ROOF FRAMING AT ROOF STEP/CEILING TRANSITION  
SCALE: 1" = 1'-0"

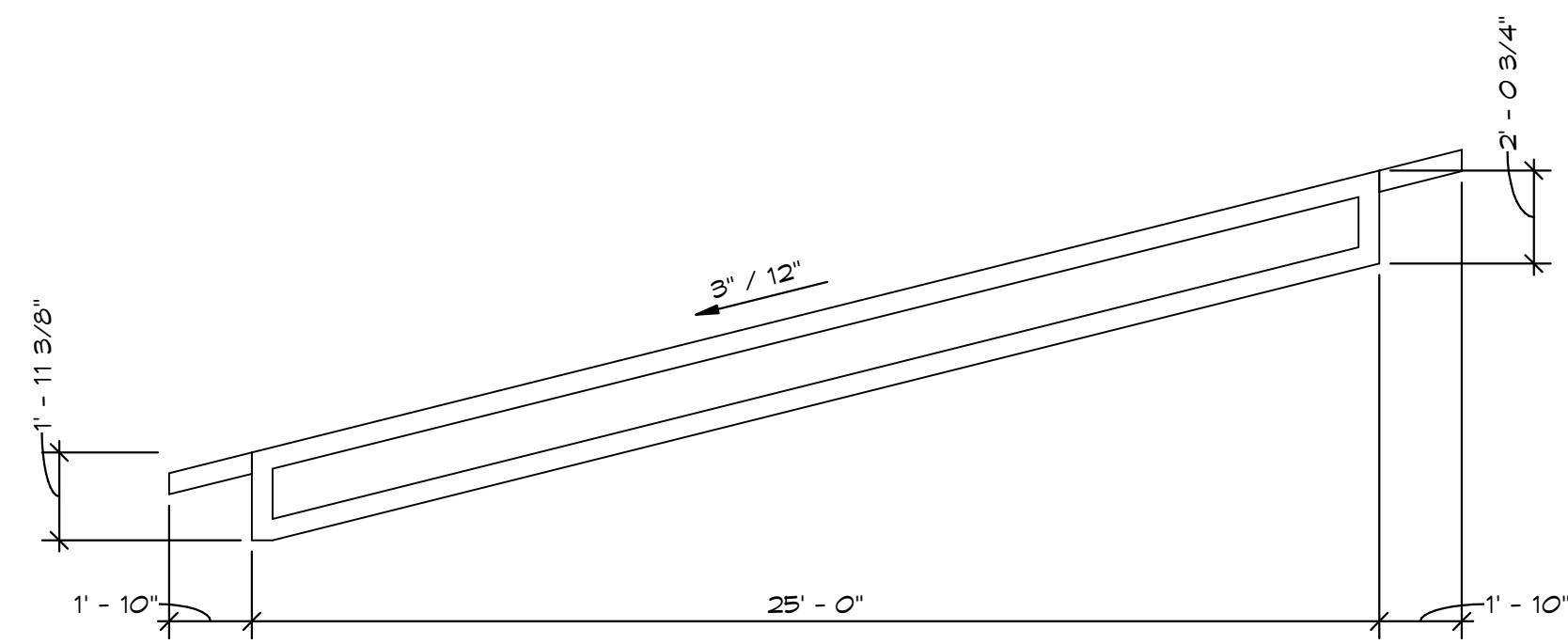
**KLONNE SHOP**  
4127 WILLISTON RD  
MINNETONKA, MN 55345

REVISIONS	DATE

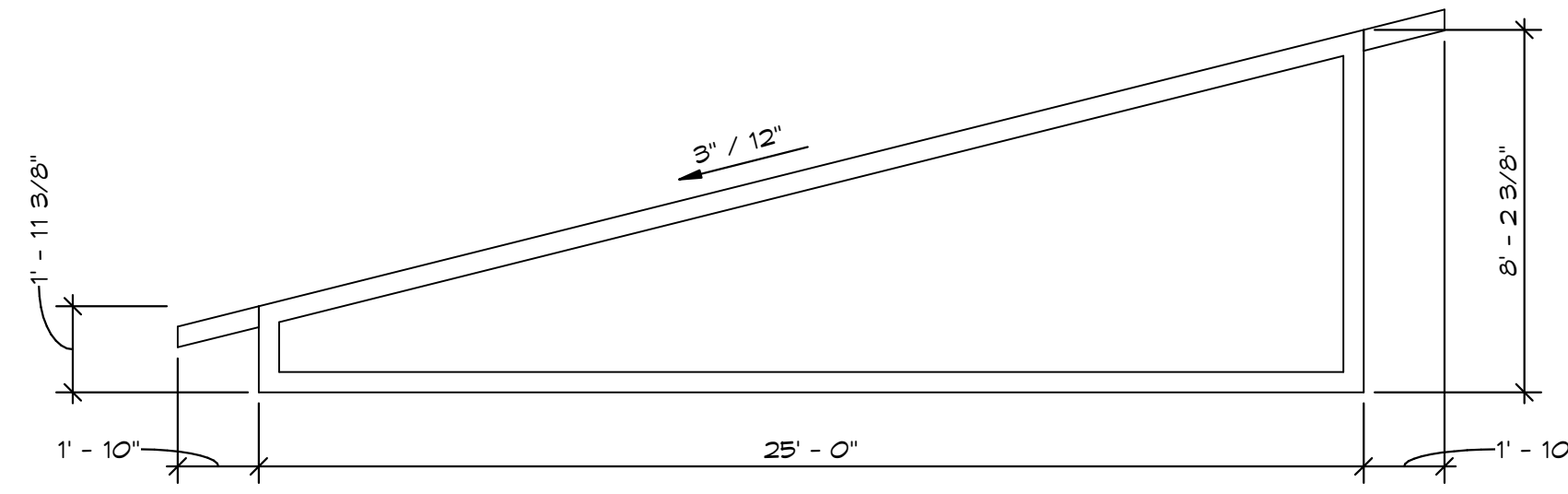
ISSUE: FOR PERMIT  
DATE: 12.01.2021  
DRAWN BY: JDK

**ROOF FRAMING DETAILS**

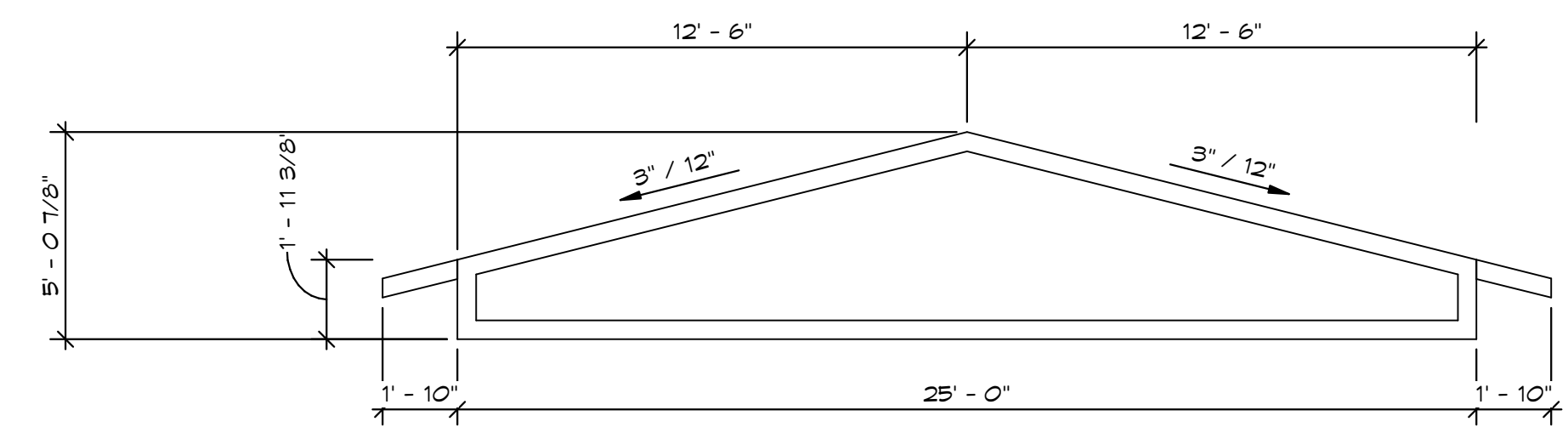
**S3.2**



1  
S3.3 TRUSS PROFILE 'A'  
SCALE: 1/4" = 1'-0"



2  
S3.3 TRUSS PROFILE 'B'  
SCALE: 1/4" = 1'-0"



3  
S3.3 TRUSS PROFILE 'C'  
SCALE: 1/4" = 1'-0"

**KLONNE SHOP**  
4127 WILLISTON RD  
MINNETONKA, MN 55345

REVISIONS	DATE

ISSUE: FOR PERMIT  
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DRAWN BY: JPK

ROOF  
TRUSS  
PROFILES

S3.3

**LEGAL DESCRIPTION:** LOT 4, BLOCK 1, WILLISTON PARK LOTS REPLAT,  
HENNEPIN COUNTY, MINNESOTA

**WRITTEN STATEMENT:** We are proposing to construct a 1915 sq ft detached garage with a 732 sq ft loft and attached deck. The purpose of the structure is to add enclosed and heated parking, storage, workshop, and entertaining space that cannot otherwise be incorporated into the existing home. The existing home includes an attached garage with a single 18' garage door that is suitable for only a single full-size vehicle or two compact vehicles. The existing garage is built in such a way that an expansion to the existing garage is not possible. The nature of the existing garage and driveway require us to park two trailers in the front yard and one truck in the driveway and provides limited workshop and storage space. The grade of the existing driveway in front of the home is approximately 10 degrees, making maneuvering a truck with trailer onto the property difficult and dangerous from Williston Road, especially during the winter season. The proposed structure would allow enough driveway space to comfortably drive forward from Williston Road and turn around in front of the proposed garage, without the need to stop and reverse the trailer from Williston Road. Additionally, the proposed structure would provide a level surface that will allow us to look forward to expanding our family and having a safe location for children's activities such as learning to ride a bike and playing various games and sports. The proposed structure would be built into a hillside at the rear of the property with a code defined height of 12 ft and would be setback 15 feet from the property line. Access to the structure would be via an extension from the existing driveway. No additional curb cuts are proposed. The structure would be used strictly for residential purposes and no commercial activity. The structure would be architecturally similar to the existing home in that the style, materials, and color are similar to the existing home and residential in nature. It is our belief the structure would be reasonably screened by existing topography and vegetation along the property lines. Should neighboring properties express concern, we are willing to plant more vegetation to further buffer views. The structure would meet the site and building plan standards as outlined in city code.

October 4, 2021

Susan Thomas and the Planning Commission  
City of Minnetonka  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

and

Bradley Schaeppi  
Minnetonka City Council, Ward 3  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

Re: Response to Written Statement by Homeowner, Klonne Residence Proposal for Accessory Structure at 4127 Williston Road

Dear Ms. Thomas, Mr. Schaeppi, and the Planning Commission,

We are direct property neighbors of the Klonne property as our property at 14660 Lake Street Extension abuts the Klonne's property on the southeast portion of their lot which, for the past 43 years, has been forest. We would have a direct and immediate negative impact from your approval of the Klonne's proposed project both in a decrease to our property value and to our use and enjoyment of our own property. We ask you to consider the impact this proposed structure would have to us directly and we ask you to decline the proposal in its current form.

We would like to respond to the Klonnes' Written Statement and building plans submitted to the Planning Commission.

In our research into Minnetonka permitting for accessory structures, we note that Minnetonka City Code allows for a 12-foot high, 1,000 square foot additional garage structure on the Klonne's lot. The Klonnes are proposing a significantly larger structure—almost double the square feet and height—a similar size to their existing house on the front of their property and even larger than several houses on neighboring properties.

My wife and I have lived in an adjacent property to the back of the Klonne's property for 43 years, since we built our house at 14660 Lake Street Extension in this wooded area in 1978. We have enjoyed the wooded rear yard and have added additional windows in the last decade to span much of the back of our house which are intended for us to enjoy the serenity and privacy of these 100-year woods. Since the Klonnes moved in about a year ago, they have successfully clear-cut much of their back wooded lot, disrupting the neighborhood with construction equipment and chain saws frequently, and have greatly diminished what we thought would be an unbuildable and private wooded yard. We have already found it necessary to call the police for a noise complaint once since they moved in due to a loud party at their house on the front of their lot. I hate to imagine what adding an unnecessary "entertaining space" at the far rear of their lot, nowhere near their existing house and instead directly adjacent to four existing houses, would do for noise complaints.

The Klonnes are proposing building a monstrous, two-story outbuilding at the far rear of their property—in fact it is closer to our house and three other adjoining neighbor's houses on Lake Street Extension and Red Oak Ridge than it is to the Klonnes' own house at the front of their lot on Williston

Road. **(See building plans, page 3, our house is "Lot 7".)** The length and two-story main face of this proposed two-story outbuilding would directly face the back of our property and would disrupt our enjoyment of our back yard and the main floor living spaces in our home. The Klonnes have submitted plans for a 1,915 square foot, two story structure with three garage stalls including one oversized garage stall designed for storing oversized equipment on an oversized trailer (Mr. Klonne owns a construction company) which reaches a door height of 12 feet tall. This height is dramatically taller than a standard garage door for the area and neighborhood and, in fact, is the maximum height that the top of the roof should meet for an additional garage the city would allow to be built on their lot. All three garage doors, one passage door, and several workshop and loft/entertaining space windows and part of the proposed deck would all also face our back yard. I fear that the lighting the Klonnes would install to cover such a large structure with so many garage stalls, doors, and windows would be flooding our back yard and into the living space of our home at all hours of day and night and would greatly disrupt our enjoyment of our home and property of 43 years. The entire two-story side of their building directly faces our home and the size of it dwarfs all the adjoining properties, our home being a rambler-style home with the single-story side on this rear portion of our property. Additionally, the design of the proposed structure does not match their existing home as they inaccurately state in their Written Statement, nor does it fit into the esthetic of the existing and well-established surrounding neighborhood. **(See building plans, pages 3-4.)**

The Klonnes state in their Written Statement that their structure is 12 feet tall. IT IS NOT. This can be clearly seen by any layperson examining the plans for the proposed structure. I am having a hard time finding the exact height of their proposed two story structure based on the plans they've submitted, but it appears they are twisting their "12 foot high" statement to measure from the top of the earth where it is built into a hillside on the north side to measure 12 feet high to the lower of two roof peaks. This doesn't consider into the measurement the additional roofline which juts above the "12-foot" height on the two-story side of the building on the walkout level/south side, and must actually measure close to 25-30 feet high from the ground at that level. The oversized garage door itself measures 12 feet high, so the actual roofline must be close to 25-30 feet tall. The total height of the top of the roofline on the drawings for the walkout level, two story side of the building is not indicated, perhaps intentionally. **(See building plans, pages 3,9, 13.)**

The Klonnes also state in their Written Statement that the purpose of the structure is to incorporate additional "entertaining space which cannot otherwise be incorporated into the existing home" **(see building plans, page 2)**. I find it incredibly hard to believe that they are unable to make use of the existing "entertaining space" of their home, or that, as the owner of a construction and remodeling company, they are unable remodel the existing home in such a way that incorporates more "entertaining space". Their statement that they need the additional entertaining space to be added on their proposed two-story workshop, loft, office, and garage structure is simply untrue. I have attached pictures from the Realtor.com listing from when they purchased their home about a year ago that there is plenty of room to add onto the back of their home and to increase deck space or add patio space as well. It is not necessary to include this "entertaining space" on an additional structure and disrupt the use and enjoyment of three or four adjoining neighbors' properties instead **(see Attachment to Sundell Letter, page 1, photo A)**. Additionally, there appears to be plenty of existing space behind their current garage to add a deeper garage space and accommodate a "workshop" area there, contrary to the statement by the Klonnes that they are unable to incorporate workshop space into the existing structure. The Klonnes carefully word their Statement to make it sound like their "children" need a place to ride bikes **(see building plans, page 2)**, but the Klonnes don't have any children so therefore have the entire basement and living areas of their existing home and deck in which to entertain. There is absolutely no "necessity" to add additional deck, loft, entertaining space, and workshop to the proposed new garage as they could be easily incorporated within or added to the existing structure.

The Klonnes also state in their Written Statement that they are unable to maneuver a trailer in their existing driveway (*see building plans, page 2*). I have enclosed a picture from Realtor.com from when they purchased the home showing the house also has a paved turn-around space which should allow the Klonnes to maneuver any reasonably sized vehicle and trailer in the existing space (*see Attachment to Sundell Letter, page 1, photo B*). Mr. Klonne owns a construction company and based on the type of trailer he has drawn into the proposed plans for the new structure, it looks like he actually seeks to turn around oversized trailers, perhaps his current oversized construction trailer which is located in the middle of his front yard, for his business in his residential driveway. Otherwise, the current space the property has in place should be sufficient to turn any reasonably-sized passenger truck and trailer around in. I, myself, have a truck and trailer and am intimately familiar with operating trailers in residential driveways, and the current space should be more than sufficient to do so. Their turnaround area is above the "hill" portion of their driveway so the angle should not truly be an issue. The Klonnes currently have a canvas storage tent (not allowed, I believe, in Minnetonka) placed on this turnaround space. Thus, with the disallowed tent there, that appears to be the reason they are unable to maneuver a trailer to be turned around in their current space. Mr. Klonne lists the address for his construction business as his home address on Williston Road (*see Attachment to Sundell Letter, page 2, item D*), so it is reasonable to make the connection that he'll be housing business equipment in the two-story, oversized proposed structure, since any reasonably sized, residential purposes wouldn't require such a huge outbuilding structure.

To add the additional 3-stall plus two-story loft, deck, and workshop space of this size and magnitude should not be necessary in this residential neighborhood. Two regular vehicles (including one pickup truck) should reasonably fit in their existing, standard-for-the-neighborhood, two car attached garage (*see Attachment to Sundell Letter, page 1, photo C*). If they need additional parking for a second large truck, their existing "dune buggy" type vehicle, and a trailer, plus a workshop area, then a standard sized, 12 foot tall, 1,000 square foot garage should be sufficient. If they have more equipment, vehicles, and trailers than 5 reasonably sized garage stalls would hold, they should be expected to rent additional storage as does any other resident of Minnetonka in this type of late-1980s-built neighborhood. They should not be allowed to add an oversized two-story outbuilding at the back of their lot, clear-cut the existing forest, and inconvenience their neighbors with additional traffic and "entertaining" at the far rear of their lot which abuts four well-established homes and who have been enjoying the privacy and solitude of the existing property for 43+ years.

The Klonnes purchased a home in 2020 in a well-established residential neighborhood, with lot sizes that accommodate regular residential uses. They did not purchase a property in a rural area with standard 5+ acre lots, where adding such an oversized outbuilding wouldn't be a nuisance to the surrounding neighbors. The Klonnes own a property which closely abuts six other properties, and they are proposing adding an "outbuilding" structure designed for a rural setting with a much larger lot, which neither fits in with the esthetic of Minnetonka, with the immediate the neighborhood, nor with the properties directly abutting it. They are proposing to build this monstrous outbuilding to sit closer to the homes on four adjoining properties than it would sit to their own home. This will drastically affect the use, enjoyment, and privacy the existing neighboring properties currently enjoy.

NONE of the owners of the adjoining properties to the rear of his property approve of the City approving the Klonnes' proposed Conditional Use Permit for this structure in its current form. The Klonnes have already clear-cut much of the forest at the back of their property, which has already affected the use and enjoyment of the neighboring properties. They do not need to add more disruption to the serene and private wooded residential neighborhood by adding an oversized outbuilding. From the day they moved in, the Klonnes have not been responsive to the needs to the immediate neighbors and have, in fact, gotten into yelling matches with us instead of listening to our noise and privacy concerns.

I urge you to decline the Klannes' request for this Conditional Use Permit as it is an unnecessary eyesore and doesn't fit into the esthetic of the surrounding neighborhood and properties, is a similar size as the existing house on their property, and which will undoubtedly lower the property values of five directly adjacent properties.

We welcome any inquiries you may have for further clarification on our response. Our contact info is below.

Best regards,

Donald & Susan Sundell

14660 Lake Street Extension  
Minnetonka, MN 55345  
(952) 935-2232  
donsundell@q.com



A

Rear view of Klonnes' existing home showing plenty of room for expansion and use of entertaining space on the existing house.



B

Front view of Klonnes' existing home showing existing paved vehicle and trailer turnaround area which falls above the "hill" in the front.



C

Front view of Klonne's existing home showing the full two car attached garage which houses two vehicles.



D

Klonne Minnesota Building License showing Minnetonka business address.

(Source: <https://secure.doli.state.mn.us/lookup/licensing.aspx>)



## DEPARTMENT OF LABOR AND INDUSTRY

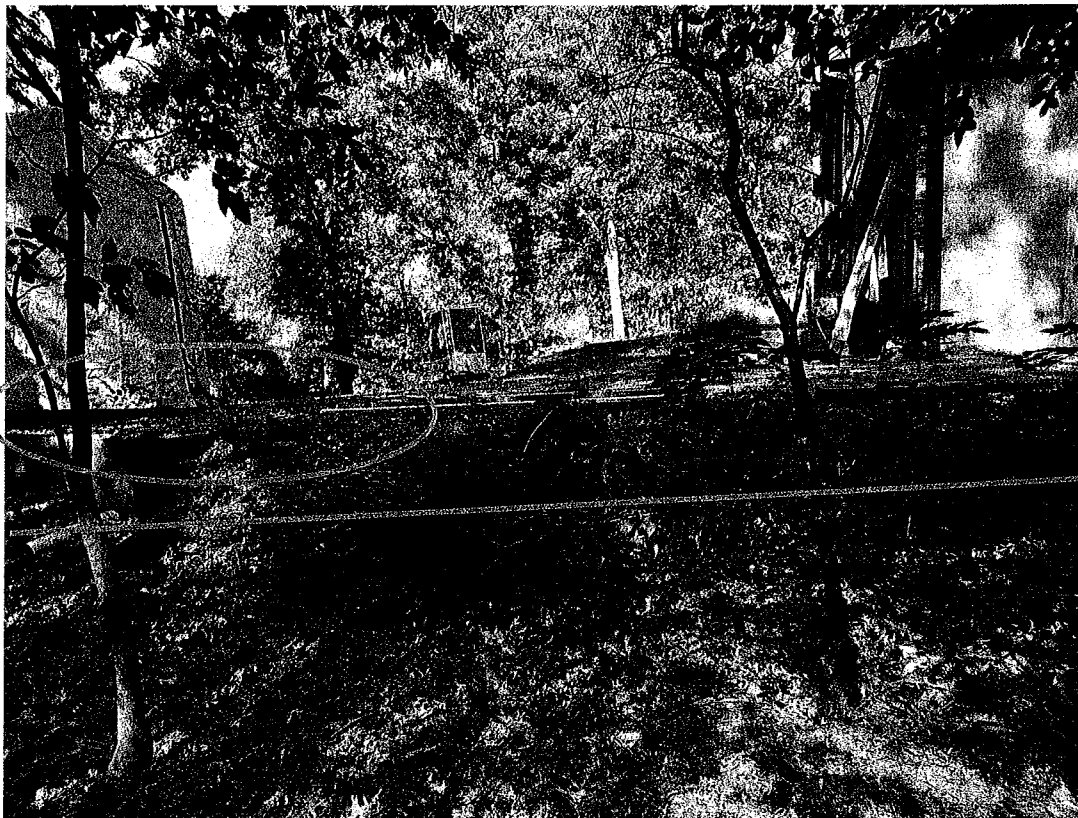
### LICENSE/CERTIFICATE/REGISTRATION DETAIL

Class Type:	RESIDENTIAL BLDG CONTRACTOR	Number:	BC763834
Application No:	476402	Status:	ISSUED
Expire Date:	3/31/2023	Effect Date:	6/4/2021
Orig Date:	11/26/2019	Print Date:	6/7/2021
Enforcement Action:	NO		
Workplace Experience:	N/A		

Name: ENGINEERED CONSTRUCTION CONCEPTS LLC  
 Address: 4127 WILLISTON RD  
 MINNETONKA, MN 55345  
 Phone: 763-614-9804

#### Business Relationship Requirements

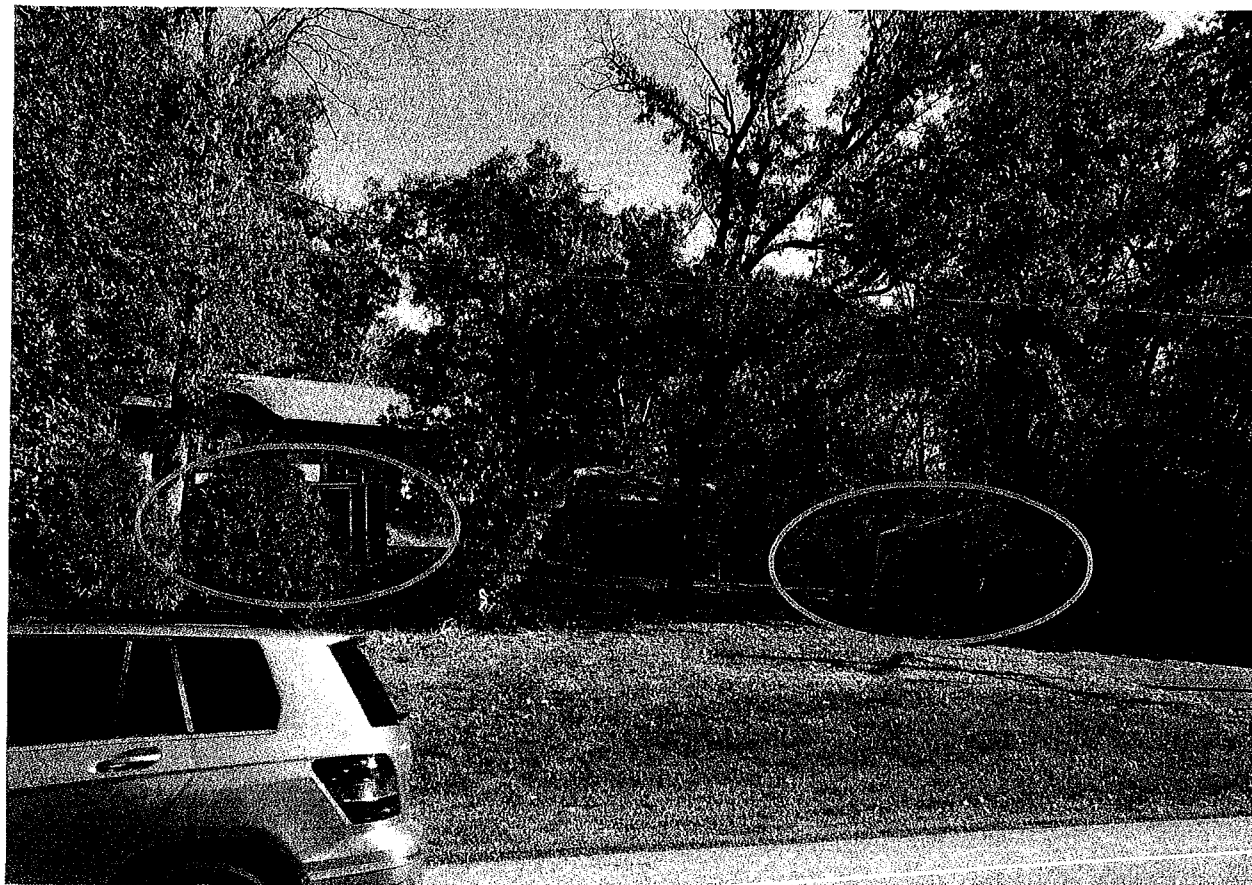
Name:	KLONNE, ZACHARY J	Lic/Reg No:	QB763669 [View license/registration]
Status:	ISSUED	Application No:	474977
Expire Date:	11/22/2023	Effect Date:	11/23/2021
Orig Date:	11/22/2019		



Yellow is the property line from neighbor at 14720 Lake St Ext. Would need retaining wall or there's a drop off to the neighbors' property where it's already eroding. Also shows existing turnaround area with canvas storage tent on it now.



Yellow is the property line from neighbor at 14720 Lake St Ext. Not much room for a driveway to the back yard, would need retaining wall or there's a drop off to the neighbors' properties.



Front view of house showing turnaround pad with canvas storage tent and construction trailer in front yard. Picture below: turnaround pad and construction business storage.





Picture taken from edge of Sundells' property (14660 Lake St Ext) of what remains of the forest. The trees circled would likely need to be cut down because that's where the proposed outbuilding and driveway would need to go. This is the directional view the Sundells have from their deck, house, and back yard. The proposed 2-story outbuilding would stand taller than the top of this picture.

Red = approximate outbuilding location.

Yellow = Trees to be cut down.

Blue = Driveway.



Picture taken from edge of Sundells' property (14660 Lake St Ext) which shows a view of the back of the Klonnes' house & shows the area which would become driveway & where the forest has already been cleared & a fence put in.

To: City of Minnetonka  
Assistant City Planner  
Susan Thomas and  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

Monday, October 4, 2021

My husband and I have lived in our home at 14660 Lake Street Extension since August 1978, with our seven year old triplet daughters, Anne, Ellen and Amy. Anne died two years later having been hit by a car on Williston Road and Belvoir Drive. Ellen and Amy are now 50 years old and live in Minnetonka and St. Louis Park respectively.

My husband of 55 years (!), Don (age 83) and I (age 77) have finally retired; Don from his small engine repair business. I retired after 35 gratitude filled and heart warming years as a doctoral level psychologist. Over those memorable years I officed in Minnetonka, Wayzata and Hopkins.

I am sharing the family history with the reader with hope that he/she will understand the strong sense of stewardship Don and I have developed during the 43 years as the first and only owners of our home. We resided in Stillwater for one year due to my husband's job demands. Additionally, we also lived in Minnetonka at 15845 Sunset Road for five years before the Stillwater move. We have enjoyed and appreciated our Minnetonka citizenship for almost 50 years! Neither of us can imagine living any where else.

I would like to chronicle our past interactions since the Klonnes bought their home on 4127 Williston Road.

1. Shortly after moving into their home, Mr. Klonne brought a hanging basket of pink petunias to us and gave them as a new neighbor gesture to Don. (Who is the new neighbor?) It seemed like a strange exchange at the time but makes sense now.
2. My first conversation with the Klonnes and a friend of theirs, was when I walked down to their house and introduced myself and asked why they were cutting down the trees in their back yard and what was their plan. By then the neighborhood was alive with talk of what could possibly be happening in the Klonne's yard, especially all the old and majestic trees that were being sacrificed. There were all manner of questions upon seeing and hearing the demise of the forest. In answer to those questions, Mr. Klonne continued to deny any plans to build another house or any other sort of building, for example, a garage for his home building business. A few months later they constructed a black chain link fence in the middle 1/3 of their land, for their three dogs, I assumed.
3. One night that summer Mr. and Mrs. Klonne were out walking their three dogs and stopped and talked to us in our driveway. Again, when questioned about why they were clear cutting the trees in the back two-thirds of their property, they again denied any plans to build anything on the land.

It was anxiety producing, to say the least, to repeatedly hear and see the woods being cut down without any answers nor responses from the property owners. This land was a big, thick and beautiful woods being cut down and wasted. When our daughters were younger they spent many treasured hours, days and even years building forts and houses in "the forest". It was also crazy making to hear continual denials about the Klonne's future plans. I wonder if they realized the probable feelings, outcomes and relationships they were in in the process of building with the neighbors.



4. Lastly, the most recent and the final time I have had any communication with the Klonnes was mid summer this year when Mr. Klonne and I had a shouting match from his deforested back yard and me on our deck. Certainly I am not proud of that episode I participated in and I share it only to illustrate how the lying and denying continued and seemed to be worsening. None of us in the neighborhood knew the real plan until two days ago. On Saturday when the postcard from the City came with the announcement about the Public Hearing re: the accessory structure in the backyard at 4127 Williston Road.

Since receiving the Public Hearing notice, at long last, I have the plans and finally know what is going on and what is being proposed.

The "1915 square feet detached structure with a 732 square feet loft and attached deck" is larger than most, perhaps all, of the homes in the neighborhood, certainly larger than our home and the Klonne's. Several years ago we added more windows on the north side of our house so we would have a large and grand view of the woods and in all seasons of the year from our living room, dining area and kitchen.. The front of the proposed Klonne building faces our backyard. On that plan there are three garage doors, one much larger than the other two, three windows and a front door. As I studied more of the Klonne plan the structure looks to me like a airplane hanger. I try not to imagine what, if it were to be approved and built, it would look like in the middle of winter with outside yard lights shining from the accessory structure into our house.

I cannot imagine any more noise nor upset than Mr. Klonne has already caused with his chainsaw and bobcat if this plan is approved.

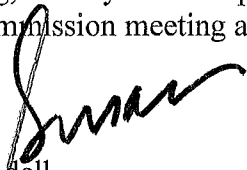
I cannot imagine what will happen to the property values of the houses in the area if this plan is approved.

I don't understand why this building is to be located in the far back of Mr. Klonne's property and more in our view than in his and closer to us than to him. I don't understand why he feels he needs to have a three car garage, an office, a bathroom and an entertaining space and why he chose to build it closer to our house than his own. There would be five vehicles in those five garage stalls entering and exiting the driveway on to Williston Road, if this plan is approved.

I don't understand why they bought their house at all in this area if it doesn't meet their needs. I don't understand the manner in which they approached their plan by lying and deceiving so many of us.

I don't understand how the Klonnes can rationalize their behavior to date and their plan which seems to be so one-sided, self serving and uncaring about others in the neighborhood.

So, in closing, thank you to the persons who will have read this letter. Don and I will be at the Planning Commission meeting and the City Council meeting. Again, thank you for your time and attention.

Sincerely,  
  
Susan E. Sundell  
14660 Lake Street Extension  
Minnetonka, MN 55345

**Susan Thomas,  
Planning Dept  
City of Minnetonka**

**Re: Klonne Residence Public Hearing October 14, 2021**

**Our property at 14660 Lake St. Extension, adjoins the Klonne property and would be adversely impacted by the construction of the proposed building. This building would be directly north of our rear yard, and would dominate the view from our deck and living room window wall, a view we have cherished for the 43 years we have lived here.**

**Mr Klonne proposes a garage, shop space and “entertainment” space 70 feet wide that claims to be “strictly for residential purposes and no commercial activity”. This is difficult to believe considering the 12 foot height of the garage door, along with 2-8 foot overhead doors. It seems that the site would be better served by expanding the existing house to include entertainment and shop space. If there is any doubt as to the commercial use intent of the petitioner, an internet search of “Zack Klonne” produces his business name as “Construction Concepts, LLC” and address 4127 Williston Road.**

**Another justification this proposal makes for this project is where Mr. Klonne's statement claims that he needs to construct a turn-around for his trucks and trailers. I would point out that he has a paved turn-around at the top of his existing driveway on which he has put a canvas covered “hoop-house”, presumably for storage of materials or equipment for his construction business. This is in his front yard, closer to Williston Road than is his house. That space would easily satisfy any turn-around needs.**

**If approved as proposed, a condition should include a screening barrier of evergreen plantings of a sufficient height to shield neighboring properties from the year-around sight of the structure. This building would be an eyesore in a residential setting.**

**Donald G. Sundell  
14660 Lake St. Extension  
Minnetonka, MN 55345**



To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

Dear Planning Commission,

We are direct neighbors of the Klonnes Property and we do not support the approval of the Klonnes Project at 4127 Williston Road, Minnetonka, MN. We feel the size and uses of the proposed structure are too large and unnecessary for the existing property and neighborhood, and we feel approving it would have an immediate and drastic impact to lower our property's value and would disrupt the use and enjoyment we have of our property. Please do not approve the proposal.

Sincerely,

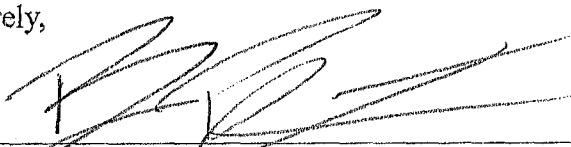
(sign) Kevin Hennessey  
(names) Kevin Hennessey  
(address) 14629 Lake Street ext  
Minnetonka, MN 55345

To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

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Sincerely,

(sign) 

(names) Ben Peterson

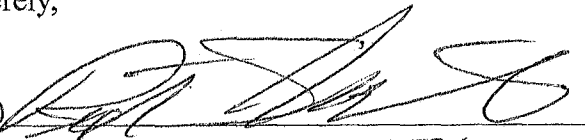
(address) 14519 Lake St ext Minnetonka

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To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

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Sincerely,

(sign)   
(names) Robert S Karsten  
(address) 4108 Red Oak Ridge  

---

To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

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Sincerely,

(sign) Kara Johnson

(names) Kara Johnson

(address) 14593 Lake St. Ext


Minnetonka, MN 55345

To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

Dear Planning Commission,

We are direct neighbors of the Klonnés Property and we do not support the approval of the Klonnés Project at 4127 Williston Road, Minnetonka, MN. We feel the size and uses of the proposed structure are too large and unnecessary for the existing property and neighborhood, and we feel approving it would have an immediate and drastic impact to lower our property's value and would disrupt the use and enjoyment we have of our property. Please do not approve the proposal.

Sincerely,

(sign)   
(names) Jamie McCarty Denise  
(address) 14607 Lake St Extension  
Minnetonka, MN 55345

To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

Dear Planning Commission,

We are direct neighbors of the Klonnes Property and we do not support the approval of the Klonnes Project at 4127 Williston Road, Minnetonka, MN. We feel the size and uses of the proposed structure are too large and unnecessary for the existing property and neighborhood, and we feel approving it would have an immediate and drastic impact to lower our property's value and would disrupt the use and enjoyment we have of our property. Please do not approve the proposal.

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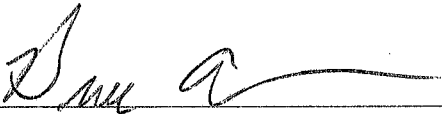
(sign) Don & Susan Sundell  
(names) Don & Susan Sundell  
(address) 14660 Lake St. Ext.  
Minnetonka, MN 55345

To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

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Sincerely,

(sign)  \_\_\_\_\_

(names) Bruce Ackerman

(address) \_\_\_\_\_

\_\_\_\_\_

To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

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Sincerely,

(sign) Robert W. Werner

(names) Robert W. Werner

(address) 14555 Lake St. Ext.

Minnetonka, MN 55345



To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

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Sincerely,

(sign) Robert Muellerberry

(names) 4134 Red Oak Ridge

(address) \_\_\_\_\_  
\_\_\_\_\_

To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

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Sincerely,

(sign) W A Anderson

(names) Lakae Anderson

(address) 4103 Red Oak Ridge

M TCA, MN 55345

To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

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Sincerely,

(sign) Katherine & Dave Dalino

(names) Katherine & Dave Dalino

(address) 4140 Red Oak Ridge

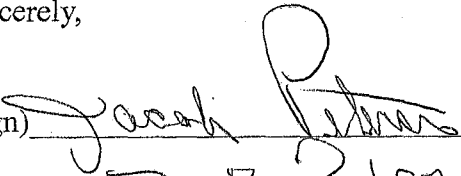
Minnetonka MN 55345

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City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

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Sincerely,

(sign)   
(names) JACOB PETERSON  
(address) 14680 LAKE ST. NW.

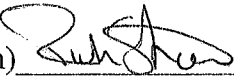
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To:  
City of Minnetonka  
Planning Division  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

Dear Planning Commission,

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Sincerely,

(sign) 

(names) Rich Straw

(address) 14720 LAKE ST EXT MTKA MN 55345

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## **Resolution No. 2021-**

### **Resolution denying a conditional use permit for an accessory structure in excess of 1,000 square feet at 4127 Williston Road**

---

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The subject property is located at 4127 Williston Road. It is legally described as:

Lot 4, Block 1, WILLISTON PARK REPLAT  
Torrens Certificate No. 1503506

1.02 Property owner Zachary Klonne proposed to construct an accessory structure in the northeast corner of the subject property. The submitted plans illustrate a building with a footprint of 2,100 square feet and a total area of roughly 2,865 square feet. The space within the building would be divided between vehicular storage, general storage, workshop, office, entertaining, and bathroom space. The building would have a code-defined height of 12 feet.

1.03 On Oct. 14, 2021, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission tabled action to allow the applicant time to revise the proposed plans.

1.04 On Nov. 11, 2021, the applicants submitted revised plans. The submitted plans illustrate a building with a footprint of 1,500 square feet and a total area of roughly 2,190 square feet. In addition to reducing the size of the footprint and overall area, the revised plans: (1) remove a window and relocate the service door from the south façade to the west façade; and (2) combine individual garage door into one door.

1.05 On Dec. 16, 2021, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended the city council deny the request.

Section 2. Standards.

- 2.01 City Code §300.16 Subd.2 outlines the following general standards that must be met for granting a conditional use permit on a residential lot.
1. The use is consistent with the intent of this ordinance.
  2. The use is consistent with the goals, policies, and objectives of the comprehensive plan;
  3. The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements; and
  4. The use does not have an undue adverse impact on public health, safety, or welfare.
- 2.02 City Code §300.16 Subd.3(f) outlines the following specific standards for accessory structures in excess of 1,000 square feet of gross floor area or 12 feet in height.:
1. Side and rear setbacks equal to the height of the structure or 15 feet, whichever is greater;
  2. No additional curb cuts to be permitted;
  3. Not to be used for commercial activities;
  4. Structure to be architecturally consistent with the principal structure;
  5. Landscaping to be required to buffer views when the structure is highly visible from adjoining properties; and
  6. Site and building plan subject to review pursuant to section 300.27 of this ordinance.
- 2.03 City Code §300.27 Subd. 5, states that in evaluating a site and building plan, the city will consider its compliance with the following standards.
1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;
  2. Consistency with this ordinance;
  3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;

4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;
5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:
  - a) An internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors, and the general community;
  - b) The amount and location of open space and landscaping;
  - c) Materials, textures, colors, and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and
  - d) Vehicular and pedestrian circulation, including walkways, interior drives, and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.
6. Promotion of energy conservation through design, location, orientation, and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading; and
7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

### Section 3. Findings.

3.01 The proposal would not meet the general conditional use permit standards as outlined in City Code §300.16 Subd.2.

1. Consistent with the intent of the ordinance. The intent of the ordinance as it pertains to accessory structures on single-family properties is to allow property owners construction of structures "subordinate to, and associated with," their homes. Given the proposed size and the design – which includes garage space, habitable space, and a deck –the structure would not be clearly subordinate to the principal use. Instead, it would have the appearance of a second principal use on the property.

3.02 The proposal does not meet the conditional use permit standard outlined in City Code §300.16 Subd.3(f)(6), as outlined in Section 3.03 below.



3.03 The proposal would not meet three site and building plans standards outlined in City Code §300.27 Subd.5:

1. Consistency with the ordinance. By definition, an accessory structure is a structure "subordinate to, and associated with the principal structure" on the same lot. Given the proposed size and proposed spaces – including garage space, habitable space, and a deck – the structure would not be clearly subordinate to the principal use. Instead, it would have the appearance of a second principal use on the property.
2. Preservation of the site in its natural state to the extent practicable. The site's topography slopes upward from west to east, rising roughly 28 feet from the existing home to the east property line. As located, the proposed structure would require a roughly 205-foot long driveway. The building itself would result in excavation – or "cut" – of one to seven feet over its full footprint, resulting in a significant volume of earth removed. Locating an accessory structure closer to the existing home would require less grading and result in less tree impact.
3. Creation of a harmonious relationship of buildings and open spaces. The structure would be located 124 feet from the existing home, unnecessarily impacting the site's natural topography and existing trees. Further, this location would be closer to two neighboring homes than to the applicant's home.

Section 4. City Council Action.

4.01 The above-described conditional use permit is hereby denied.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Jan. 10, 2022.

---

Brad Wiersum, Mayor

Attest:

---

Becky Koosman, City Clerk

**Action on this resolution:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Jan. 10, 2022.

---

Becky Koosman, City Clerk