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To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: Dec. 16, 2021
Subject: Change Memo for the Dec. 16th Planning Commission Agenda

ITEM 8A – 4127 Williston Road

The following and attached comments were received after distribution of the packet.

Site Visitor Name: William Dunlap
Site Visitor Email:

Ashley, as a resident of Red Oak Ridge cul de sac since 1983, I am sending this notice to voice my strong opposition to the proposed Klonne project. We, the long term residents of Red Oak Ridge, have worked hard over the years to maintain the natural setting and Minnetonka uniqueness of our area. The proposed building will, in my mind, greatly have a negative effect on the neighborhood esthetics as well as the real estate value of our properties. This plan seems to propose a commercial building being placed in a residential neighborhood. Thank you. William Dunlap 4118 Red Oak Ridge, Minnetonka

Re: Klonne Residence
Request for Conditional Use Permit, December 16, 2021

It appears that the marked-up plan is not materially different from the previously denied plan in the following ways:

- The proposed structure would not be subordinate to and associated with the principal structure
- Would not preserve the site in its natural state (tree and soil removal and appearance)
- Would have the appearance of a second principal use on the property (Commercial use and traffic)
- Excavation of soil and further tree removal unnecessarily impactful
- Would not have an harmonious relationship to existing home and homes of nearby neighbors. Farther from existing home than to neighbors homes

The above points were reasons for rejecting the original plan and the current submissions are not significantly different. The size is 50% or more larger than the allowable 1000 square feet. Building height is maximized by insertion in hill at the far end of property.

The claim that the structure would be for personal use only is not believable in view of the advertised business of the applicant (attached website posting) and the use of the property to date (photo of builders' equipment in front yard of property).

Donald Sundell
14660 Lake St. Extension
Minnetonka, MN 55345

City of Minnetonka
Planning Commission

December 9, 2021

First of all, I would like the members of the Planning Commission to know that last night my husband Don and I dropped off nine packets of information to our neighbors about the Klonne project. Included in that packet were: the two pages the Klonnes updated for the meeting on the 16th and a letter to the neighbors from Don. Three of the households will be out of town on the 16th.

I had a difficult time reading through the penciled-in changes Mr. Klonne has added to the original information from the first planning commission meeting since it wasn't done professionally as a new plan. I struggled reading his writing, even when I read it online, as well as understanding the content. I noted that items #1 and #2 relate moving the passage door to the west side of the structure and removing a door separating the previous "office door room". For numbers 3, 4 and 5, I am not able to visualize two or three garage doors height nor the placement on the front side of the proposed structure. The hand-written changes do not address how tall the proposed new double garage door would be—will it be extra-tall as the other garage door to the right is proposed to be? Is that why the window above is being removed? This is on the south side of the building which is the side that faces our house directly and solely. As has been stated repeatedly, this proposed building is larger in size than any of our houses. Even now it is around 1500 sq. ft. and sits closer to several of our houses than to the Klonnes' own.

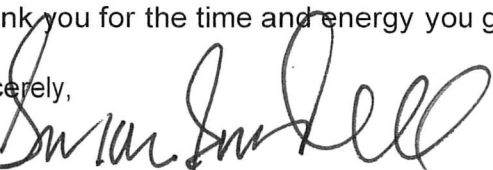
Also, we know that Mr. Klonne is a registered builder with a business name and identity. Knowing that and continuing to see the temporary structures, the trailer, the cars, the tools, and the debris sit outside his two-car garage attached to his home, leave me to question his intentions for the proposed structure. Having known the Klonnes for one-and-a-half years, it's also very difficult for me to believe and to trust that this building, which is larger than the 1,000 sq. ft. building size which is allowed without a conditional use permit, wouldn't be used to store construction vehicles and equipment for his business. I cannot trust, and don't believe, the Klonnes' statement that this building will only be used for personal activities such as to house his 3D printer.

I do not see how the Klonnes' amended plans address any of the prior issues the Planning Commission had with the initial proposed plans, except that they have removed 500 sq. ft. off the plan. The proposed structure still is far too large for the setting, being 50% larger than allowed, still sits at the back of the lot, cutting into the hillside to the North and East (seemingly solely so that they can have a lofted, two-story space), still does not reflect the design esthetic of the existing 1979-built house on the lot, still sits far closer to three neighboring houses than it does to the Klonnes' own house, and still includes features such as extra-tall garage doors which still suggest that they would be used to house a commercial construction business and related commercial construction equipment.

As I heard at the first Planning Commission meeting and understand and believe, we "don't own the view". Still, Planning Commission, we neighbors need to be able to trust you each to uphold the standards of size, use, design, placement, etc. for proposed building projects in Minnetonka, especially when objected to by multiple decades-long homeowners on all sides, in a well-established neighborhood. I hope that you will not permit the 1,500 sq. ft. structure to be built. It affects so many of us, the neighbors, in so many ways.

Thank you for the time and energy you give to the people of Minnetonka.

Sincerely,


Susan Sundell
14660 Lake Street Extension

People ▾ Zach



Zach Klonne

Owner/Builder at Engineered
Construction Concepts LLC

Minnetonka, Minnesota, United States 272 connections



Engineered Construction

Concepts LLC

Join to Connect

About

I am the owner of Engineered Construction Concepts LLC, a Licensed Residential Builder in the Minnesota metropolitan area (MN Lic# BC763834) serving a wide variety of clients and projects ranging from simple maintenance and repairs to full home remodels. My strong engineering background provides customers with a technical and efficient approach to all their needs.

Experience



Owner/Builder

Engineered Construction Concepts LLC

Nov 2019 - Present 2 years 2 months

Minnetonka, Minnesota, United States

MN Lic# 763834. Engaging in residential building, remodeling, and maintenance in the Twin Cities area.



Manufacturing Engineer

Pentair

Oct 2018 - May 2020 1 year 8 months

New Brighton, MN