

**Minnetonka Planning Commission  
Minutes**

**Jan. 20, 2022**

**1. Call to Order**

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

**2. Roll Call**

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

Staff members present: City Planner Loren Gordon and Senior Planner Ashley Cauley.

**3. Approval of Agenda**

***Powers moved, second by Banks, to approve the Jan. 20, 2022 agenda as submitted with an additional comment provided in the change memo dated Jan. 20, 2022.***

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

**4. Approval of Minutes: Jan. 6, 2022**

***Waterman moved, second by Maxwell, to approve the Jan. 6, 2022 meeting minutes as submitted.***

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

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting of Jan. 10, 2022:

- Adopted a resolution denying a conditional use permit for an accessory structure in excess of 1,000 square feet at 4127 Williston Road.

The next planning commission meeting is scheduled to be held on Feb. 3, 2022.

**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.

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

**A. Resolution approving a floodplain setback variance for construction of a new house at 4230 Lindsey Lane.**

Adopt the resolution approving a floodplain setback variance for the construction of a new house at 4230 Lindsey Lane.

***Powers, Waterman, Banks, Hanson, Henry, Maxwell and Sewall voted yes. 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. Resolution approving a conditional use permit for an accessory dwelling unit at 2001 Hopkins Crossroad.**

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

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

In response to Powers' question, Cauley explained that the site is unique. It is located on a corner and city ordinances allow the site to have two driveways. The applicants plan to add additional screening that would mitigate the appearance of two principle structures.

Waterman confirmed with Cauley that compliance with the tree protection ordinance and landscape plan would be reviewed during the building permit process.

In response to Henry's question, Cauley explained the accessory dwelling unit (ADU) ordinance.

Rachel Leonard introduced herself and her husband, Jon Leonard, applicants. She stated that:

- She appreciates everyone's time and consideration.
- The main floor would have 964 square feet. The basement would not be a full basement, so it would not be included in the floor-area ratio calculation.
- She was excited that the ADU ordinance was adopted so the proposal would not need a variance. She thinks the ordinance will be good for the community and give families options to assist aging parents which is what the applicants plan to do.

- No neighbor would be adversely impacted by the proposal since the site is a corner lot and the way in which the lots are laid out. No neighbor is located close to the site in any direction. Seven or eight property owners in the area wrote letters in support of the proposal.
- The proposal would increase the property's value and make it more aesthetically attractive.
- She has received positive feedback from the neighborhood.
- There is quite a lot of existing foliage along Hopkins Crossroads and the applicants would add pine trees to provide year-round coverage.
- She was excited to move forward.

Waterman asked where the pine trees would be planted. Ms. Leonard answered along the backside of the new construction on the south side. The north side on Runnymede Lane already has quite a few pine trees.

Banks confirmed with Ms. Leonard that the basement would have a door on the east side and the other three sides of the basement would be underground.

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

Maxwell thought the proposal was a clever and innovative use of the ADU ordinance. The project would repurpose an existing structure; update the neighborhood; increase the diversity of the housing stock in Minnetonka, which supports the comprehensive guide plan; and supports multi-generational families and aging in place. She has never seen so many positive comments from neighbors. She commended the applicants for working with the neighbors to make sure the proposal would be a positive impact on the whole neighborhood. She supports staff's recommendation. The size is not a concern at all. Subdividing the property would not be possible since a subdivision into two lots would not meet minimum lot size requirements. She found no negative. She supports the proposal.

Powers concurred with Maxwell.

Banks agreed.

Waterman loved the repurposing. The property is unique in terms of the location of the structures. The structures would be located on two different streets. The location of the new home would be a good use of the site's blank space. He supports staff's recommendation.

Henry liked the thought the applicants put into the proposal and appreciated the applicants working with neighbors to meet the neighbors' needs and create an appropriate use of the space. He supports staff's recommendation.

Chair Sewall has seen many larger and higher-priced houses be torn down and replaced. He loves the repurposing. The proposal has many unique features including the property being located on a corner and the existing house being located so far to one side. He supports staff's recommendation.

***Henry moved, second by Waterman, to recommend that the city council adopt the resolution approving a conditional use permit for a detached, accessory dwelling unit at 2001 Hopkins Crossroads.***

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

9. **Adjournment**

***Banks moved, second by Henry, to adjourn the meeting at 7:27 p.m. Motion carried unanimously.***

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