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**To:** Planning Commission  
**From:** Loren Gordon, AICP, City Planner  
**Date:** Feb. 17, 2022  
**Subject:** Change Memo for the Feb. 17<sup>th</sup> Planning Commission Agenda

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**ITEM 8A – MINNETONKA VANTAGE AND MOMENTUM BUILDING, 5735 CO. RD. 101**

The following information was inadvertently left out of the staff report on page 3:

5. Tree impacts. The site contains 103 total trees of which 94 are considered high priority and 9 are considered significant as defined by the ordinance. As proposed, the project would impact 23 high priority trees (24%) which is less than the allowable removal limit of 32 high priority trees (35%). A total of 2 significant trees are proposed for removal (22%) which is less than the allowable removal limit of 4 significant trees (50%).

**ITEM 9B - EAGLE BROOK CHURCH CONCEPT PLAN, 15407 AND 15409 WAYZATA BLVD.**

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

**From:** [Greg Greffin](#)  
**To:** [Public Comment](#)  
**Cc:** [Bradley Schaeppi - MN Landlord Law, PLLC](#)  
**Subject:** ADDENDUM TO PREVIOUS LETTER  
**Date:** Thursday, February 10, 2022 12:24:15 PM  
**Importance:** High

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Dear Loren Gordon, Brad Schaeppi and MTKA Planning Committee,

Sorry for the last minute addition, but we have been further discussing the proposed structure all morning and wanted to provide a few more details regarding the impact of the proposal on our lives as it may be the last opportunity to do so. The proposed building will be at the doorstep of our home with the 550-car ramp just 20-feet from our dining and living room windows and in our backyard. Where a hill of mature trees exists currently, a multi-level concrete ramp fit for an urban setting would take its place. We have recently retired, and unlike many of our friends who have homes in warmer climates, have chosen to live out our golden years in the home we have lived in and maintained for almost 20 years. We love living in Wayzata/Minnetonka and can't imagine moving at this point in our lives. But the thought of looking out our window each night during dinner to a multi-level parking ramp where nature once existed is hard to imagine. Should we have to leave our home, we'd be forced to sell our main financial asset at a steep discount given this project and attempt to find a new home fitting for seniors in the most difficult housing market in decades, with almost no supply. The size of the proposed structure, in addition to the impact on the wetlands and increase in traffic, would have a significant impact on our retirement dreams and daily lives. Please take this into consideration while making your decision.

Kind Regards,  
Ginni and Greg Greffin  
1539 Clare Lane  
Minnetonka, MN 55391

**From:** [Brenda Weiler](#)  
**To:** [Public Comment](#)  
**Subject:** AGAINST Minnetonka / Wayzata Eagle Brook Proposal  
**Date:** Friday, February 11, 2022 12:07:03 PM

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The area near the proposed church is quietly residential and teeming with wildlife. I do not wish to add light pollution, noise and traffic at the volume that this proposal is requesting, to this area.

Brenda Weiler  
15110 Woodruff Rd, Wayzata, MN 55391

**From:** [jayheflin](#) [REDACTED]  
**To:** [Public Comment](#)  
**Subject:** Appropriate Location for a Mega Church  
**Date:** Saturday, February 12, 2022 4:24:52 PM

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I agree with the utilization of abandoned retail sites as a very good location for large churches. The additional traffic and parking can easily be managed by the sites designed for them.

The plan to position a mega church in a residential neighborhood, with the major increase of traffic which must proceed through a bottleneck on/off ramp is a bad decision by the church as it will create a great deal of ill will with the community.

It will also create ill will towards our local Minnetonka government who by allowing this makes us believe it must be in the desire for the local property taxation. It cannot be to enhance the livability of our neighborhoods.

Please do not allow this mega church development to proceed without really considering the traffic, noise, parking impact which will be very detrimental to the neighbors!

## Loren Gordon

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**From:** Jennifer Mullin [REDACTED]  
**Sent:** Sunday, February 13, 2022 2:46 PM  
**To:** Public Comment  
**Subject:** Church

Hello.

I am a resident directly effected by the proposal of the church off of the frontage road in Minnetonka. This is a residential area that will be greatly effected by the increased traffic and congestion that would come with having a facility to service so many people plopped in our neighborhood.

Please encourage the church officials to look for property elsewhere that is not in an established residential area.

Thank you.  
JMullin

Sent from my iPad

**From:** [Megan Stifter](#)  
**To:** [Public Comment](#)  
**Cc:** [Shane Stifter](#)  
**Subject:** Eagle Brook Church Proposal  
**Date:** Thursday, February 10, 2022 12:11:35 PM

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Hello,

We are writing to state our opposition to the Eagle Brook Church proposal for Wayzata Blvd in Minnetonka.

Although we are not residents, we live very close by on Crosby Road. The city of Wayzata directed us to use the same contact information as the residents of Minnetonka for communication purposes.

### **Increased Traffic/Safety Concerns**

- It is reasonable to assume that our road will be used as an alternate route to get to the church.
- The road is already fairly busy and drivers frequently drive above the speed limit.
- We live in a neighborhood, not an industrial/retail area like the majority of Eagle Brook's current campuses.

### **Congestion**

- Traffic can back up at the 3 way stop at the intersection of Crosby Road and Wayzata Blvd when there is an abnormal traffic flow into the area. We saw this during the 494 and County Road 101 construction projects. During peak hours, cars were backed up past our driveway trying to get through the intersection. I believe this is a possibility to happen frequently on the weekends with 550 cars flooding the area at a time to attend one of the four proposed church services.
- The intersection of Wayzata Blvd and County Road 101 is already very congested at peak times of the day. It can be very difficult to make a left hand turn at this intersection.

### **Additional Wear & Tear On Roads**

- The current infrastructure will not be able to handle the increased traffic. Who would be responsible to pay for the needed upgrades?
- The current condition of the frontage road is fair to poor. A couple of years ago, there would often be standing water right by the boarder of Minnetonka and Wayzata. My husband spoke to someone at the city of Minnetonka about it and they said the project to fix the water issue was a "band aid" and that the road was in need of a major overhaul costing \$1M+.
- The church will not be paying taxes and I do not believe that the tax payers of Wayzata and Minnetonka should have to subsidize the cost of road improvements for a facility that is too large and does not fit this foresidential neighborhood.

Thank you for your time and consideration,

Megan & Shane Stifter  
1607 Crosby Road  
Wayzata, 55391

**From:** [Sharon Davis](#)  
**To:** [Public Comment](#)  
**Subject:** EagleBrook Church  
**Date:** Friday, February 11, 2022 11:24:41 AM

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To those in the decision making:

The proposed development of the Hillcrest property for the purpose of the described church seems to be out of line with what I understand were the wishes of the people who donated the property.

A church of this size doesn't belong in a neighborhood area, nor do we need another church any more than we need another bank or another liquor store.

Many other local churches may suffer as well when parishioners upgrade their worship experience.

What we do need is more affordable senior living. I currently work at a facility where residents pay upwards of 10k / MONTH and even then families pay for extra services for their loved ones because it's not provided in the exorbitant rent.

Perhaps the good folk at Eagle Brook could design something with a smaller worship area and add on senior living units for low income residents.

Thank you,  
Sharon O'Phaeley  
Gro-Tonka



**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Comments for proposed EBC church at 15409 Wayzata Blvd.  
**Date:** Monday, February 14, 2022 10:18:32 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaeppi@minnetonkamn.gov

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**From:** Ann Rukavina [REDACTED]  
**Sent:** Friday, February 11, 2022 4:06 PM  
**To:** Bradley Schaeppi  
**Subject:** Comments for proposed EBC church at 15409 Wayzata Blvd.

Sent from [Mail](#) for Windows

Mr. Schaeppi:

I have been a resident near the proposed EBC church since 1992 – 30 years in April. I have many concerns if this mega church is built.

1. Wetland, wildlife and habitat eliminated or greatly reduced; many large white egrets and waterfowl call this area home.
2. Wishes of the original property owners, the Lauer family, and their vision and directive dismissed.
3. Two other churches currently sit on opposite sides of the proposed church. Think!
4. I encourage all of us to slow the build, repurpose buildings and re-envisioning existing spaces such as EBC has done with a former Menard's.
5. Concern for Fire Station 5 at Wayzata Boulevard and its ability to navigate intersection when an emergency arises which could be critical.

The modest frontage road and intersection at Linner Road and Wayzata Blvd will no doubt have difficulty handling the traffic after three church services let out. Heading west on the frontage road to access the freeway will not be much better either. I am very familiar with the traffic flow after observing it daily for three decades and traffic is always increasing due to new home development. My neighborhood is off Linner Road which feeds into the first intersection mentioned.

I urge the City Council to think hard about the lasting impact of this church and our surrounding neighborhood area. The construction period will be noisy, disruptive and hell for those eleven of my neighbors who live directly near the site. They did not expect this to happen! This area is nestled in a beautiful spot and a huge church like the one proposed needs a location like Wooddale and Grace churches in Eden Prairie – in open space. I support EBC wanting a facility to promote gathering but not here please!

Ann Rukavina Fleming  
14959 Summer Oaks Drive  
Minnetonka MN 55391

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Eagle Brook Church comments  
**Date:** Monday, February 14, 2022 10:26:26 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaeppi@minnetonkamn.gov

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**From:** Bradley Schaeppi  
**Sent:** Wednesday, February 9, 2022 8:35 PM  
**To:** Laura  
**Subject:** Re: Eagle Brook Church comments

Laura.

Thank you for your highly detailed feedback. Throughout the concept review, and any future formal application, you are free to email or call 612.770.7447 to share your concerns.

I know the area well as I too live on the north end of Minnetonka—just north of the car dealerships north of this proposal.

I recommend you participate in the planning commission (virtual) or city council on 28th (in person) as well.

I have spent considerable time to date talking with neighbors who live in the area and some who live in property that borders the proposal. I am taking all feedback in—as I am with yours.

As stated, don't hesitate to communicate at any time in this process.

—Bradley

Sent from my iPad

On Feb 9, 2022, at 9:26 AM, Laura <[REDACTED]> wrote:

Good Morning,

I listened to the Eagle Brook Church conversation last night. I recently purchased a house on Crosby Road and live in the city of Wayzata. However, many Wayzata residents will be impacted by the building of a megachurch on the Hillcrest lot. I hope that Minnetonka will reach out to hear Wayzata neighbor opinions as well as those of Minnetonka residents.

I know change comes and change will occur at the Hillcrest site. However, Eagle Brook church's concept of a megachurch is not a proposal I can support. The church talked about being neighborly on the call, but if you heard the neighbors, building a church of this size and having 500 cars driving in and out of such a location many times a day multiple days a week is not neighborly.

At the moment we live in a beautiful area. While there is traffic on Crosby it is easy for me to get in and out of my driveway at all times of day every day. I typically drive to Carlson Parkway to get on Highway 394.

If this megachurch campus goes through, there are going to be serious traffic problems and inconveniences for those of us who live here. There is no doubt church attendees would use Crosby road as a cut through. Have you thought about how the increased traffic will impact residents of Crosby Road?

What about the Frontage Road going down to 101? Construction on 101 finished a couple of years ago and it is already difficult to turn left from the Frontage Road onto 101 South as well as to turn left from 101 South onto the Frontage Road. Have you thought about the number of accidents that would occur at this intersection if say 300 of the church cars go this direction before and after each service?

Have you thought about the ease of fire trucks getting to emergencies before, during and after services?

Eagle Brook talked about police officers directing traffic at their site. None of us want to live in a neighborhood that has officers at the 101 intersection, at the church as well as at Carlson Parkway so 500 cars plus neighborhood traffic can move safely.

From what I heard last night, Eagle Brook Church does not have the current volume of people coming to their services to fill their proposed building. They do not know where the current attendees live and thus do not have data that this location and size would be necessary. The Hillcrest location is 15 minutes from their current location.

They have talked about evening services on Wednesday, Saturday and Sunday. Have you thought about how the evening services will impact those in the area? Both human and wildlife will be impacted by the increased night activity if the present church proposal goes through. Someone on the call spoke about emission pollution, what about the light pollution from this church campus?

I am not a direct neighbor to the site, but how do you compensate the families and people who live on the road going to Hillcrest? I don't believe eminent domain is necessary, but the road going to the proposed church would need to dramatically change either through taking neighboring properties or marshland to handle 500 cars at one time.

Have you thought about the two other churches along the Frontage Road?

I am not opposed to a commercial building being built at Hillcrest. I am opposed to the currently proposed Eagle Brook megachurch being built there. I hope you will listen to your community members who are concerned about how the size of the megachurch is problematic and will forever impact the area in negative ways from traffic to pollution to being a complete eyesore to its present neighbors.

I hope the City of Wayzata can be included in future conversations because Wayzata residents and Wayzata infrastructure are directly impacted by the Eagle Brook proposal.

Please contact me with any questions and I hope you will either encourage Eagle Brook to look elsewhere or dramatically decrease the size of their proposal.

Sincerely,  
Laura Keith  
1708 Crosby Road  
Wayzata, MN 55391



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Laura Keith  
OG-CT



**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Eagle Brook Church development proposal  
**Date:** Monday, February 14, 2022 10:23:16 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** Steve Carlson - [REDACTED]  
**Sent:** Friday, February 11, 2022 9:39 AM  
**To:** Loren Gordon; Bradley Schaeppi  
**Cc:** Deborah Calvert; Kimberly Wilburn  
**Subject:** Eagle Brook Church development proposal

I DO NOT support the proposal to convert needed senior housing into another nontaxable big-box.

- Our community has numerous, diverse worship facilities. There is no need for the facility.
- This is not the highest and best use of the land. The community can be better served.
- Development, runoff, and traffic impacts would be considerable. The scope and placement (location) of the proposed development is inappropriate, if not unreasonable.

Land conversion is a major commitment. Once land is redeveloped as proposed, it reduces options for the use of the subject property and surrounding lands.

A redevelopment of this type, rather than re-purposing an existing facility is environmentally irresponsible. I don't see how the proposed change would advance the City's sustainability values.

I ask that Council and the EDA carefully consider the proposed development and not simply concede to variance, wetland permit, or zoning change requests.

Thank you.

Steve Carlson  
Minnetonka Resident

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Eagle Brook church project  
**Date:** Monday, February 14, 2022 10:17:49 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** Fritz Basgen [REDACTED]  
**Sent:** Monday, February 14, 2022 9:44 AM  
**To:** Bradley Schaeppi  
**Subject:** Eagle Brook church project  
Dear Council Member Schaeppi,

My name is Fritz Basgen. I live at 1601 Brightwood Drive, Minnetonka 55391 which is in your Ward. I have been a resident of Minnetonka for 35 years.

I write to you today to voice my opposition to the proposed Eagle Brook Church project on the site of the Hillcrest nursing home facility.

I'm opposed to this project for a few reasons:

- The size of the project is inappropriate for the location in that it will generate a volume of traffic that will overwhelm the neighborhood streets a few times a week increasing the danger to pedestrians, neighborhood traffic and wildlife.
- The project will adversely affect the adjacent wetland and its resident wildlife.
- The scale of the project is out of keeping with the surrounding neighborhoods. The 2 existing nearby churches are quite small compared to this project and compliment the residential nature of the area. This project is industrial in its scope.
- The proposed church is not aimed at our neighborhood or even Minnetonka itself. The intent here is to draw congregants and their wallets from all over the western suburbs.
- If the project goes through, those 19 acres will come off the tax roles increasing the tax burden on me and the rest of Minnetonka's property owners. Our ward and our community is already well served with houses of faith.

I request that you also oppose this project. There are better ways for this beautiful parcel of land to serve our ward and our community.



Thank you very much for your consideration.

Fritz Basgen  
1601 Brightwood Drive  
Minnetonka MN 55391



**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Eagle Brook Church Proposal  
**Date:** Monday, February 14, 2022 10:18:10 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaeppi@minnetonkamn.gov

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**From:** Linda Engels [REDACTED]  
**Sent:** Saturday, February 12, 2022 3:44 PM  
**To:** Bradley Schaeppi  
**Subject:** Re: Eagle Brook Church Proposal

Mr. Schaeppi,

I am writing to voice my opposition to this proposal because the project was not the right fit for this location surrounded by residential neighborhoods. As a 10 year resident of Linner Park, **I am concerned for the traffic volume and risk of crime.**

There are AMPLE industrial/commercial areas in Minnetonka to accommodate a structure of this size and the accompany vehicle volume.

I know you

Thank you for continuing to support the interests of your residents.

Linda Engels  
1714 Pondview Terrace  
[REDACTED]

On Feb 9, 2022, at 11:35 PM, Linda Engels [REDACTED] wrote:

Dear Mr. Schaeppi,

I am reaching out to express my strong concern for the proposed development by Eagle Brook Church on East Wayzata Blvd. As a homeowner off Linner Road, I can't imagine the additional traffic burden to a residential area created by a giga church.

Respectfully,

Linda Engels  
1714 Pondview Terrace  
[REDACTED]

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Eagle Brook Project  
**Date:** Monday, February 14, 2022 10:23:03 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** Susan Boris [REDACTED]  
**Sent:** Friday, February 11, 2022 10:38 AM  
**To:** Bradley Schaeppi  
**Subject:** Eagle Brook Project

Dear Honorable Representative Schaeppi:

I have been a Minnetonka resident for 30 years. We love it here and generally support the work of your city staff. I am retired from a local government career of 34 years, so I am very familiar with balancing competing priorities and needs from a very diverse public constituency.

I am writing to let you know I Oppose the current Eagle Brook church building project. I am an Orthodox Christian, and actually hear high praises for Eagle Brook's mission/vision/and service delivery to worshipers.

I am not opposed to them having a new church location in our community; but I am opposed to this new building's size and location.

There are so many empty commercial buildings right now; from a reduce/reuse/recycle perspective, I want to see an existing building remade into what they need.

From an environmental perspective, I see no reason to fill in the marshlands, and tear up the more wild spaces in order to build a mega-structure and a Huge parking ramp in a small neighborhood. Let's leave our last remnants of beautiful scenery and neighborhoods alone-- keep them quiet and preserved.

Thank you for your time and consideration.

Cordially,  
Susan Boris

14125 Spring Lake Road

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Eaglebrook Wayzata  
**Date:** Monday, February 14, 2022 10:22:38 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** Lynn Schoolmeesters [REDACTED]  
**Sent:** Friday, February 11, 2022 3:30 PM  
**To:** Bradley Schaeppi  
**Subject:** Eaglebrook Wayzata

Although it doesn't impact us personally we support any church organization that wants to go in as long as it's zoned for this. We are in favor of developing this land where Hillcrest has been. It's a perfect place for a church and we are excited about this possibility.

Lynn

Lynn Schoolmeesters

**From:** [Kim](#)  
**To:** [Public Comment](#)  
**Cc:** [Gmail](#)  
**Subject:** FW: EBC and Proposal for Clare and Clarendon Lane  
**Date:** Thursday, February 10, 2022 1:04:45 PM

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Here is my updated letter.

I wanted to send over my thoughts on EBC's proposal and offer another suggestion based on the foundational guiding principles of the City of Minnetonka. Please know I was informed on Wednesday night 2/9 that I had until Thursday 2/10 at noon to send over any thoughts in order for my note to be included in the materials the City Council will review in the meeting next week. With that, my thoughts are as complete as they can be with limited time. I am also guessing that you will be receiving a limited amount of letters since I did not see the request for thoughts posted anywhere nor the timelines of when they need to be submitted.

I am opposed to large plan and structure that EBC is proposing. The roads and infrastructure will not be able to handle the amount of people EBC is expecting. EBC will not contribute to the economy of Minnetonka and will not be paying any taxes, but Minnetonka property owners will be responsible to pay for the usage of the roads. I am concerned about the large amounts of traffic, the light pollution, the disruption to the eco system on the property and the devaluation of my property (I have lived here for 22 years).

As I thought about the proposal, I asked myself, what benefit will the City of Minnetonka receive for this project? What is the guiding vision and mission for the City of Minnetonka as it relates to a large development of a organization on a large wet land property (in a smaller neighborhood) with large amount of concentrated traffic. I would ask that you ask yourself those questions and also I would ask that you read the Minnetonka's 2030 Comprehensive Guide Plan. Has this location been considered for a city park?

Here is what I found when I read through the documents:

Minnetonka's 2030 Comprehensive Guide Plan provides a policy framework to guide development, redevelopment and public services and programs through the year 2030. Although this current planning effort looks 20 years into the future, **the plan is intended to provide specific guidance for public decisions** over the next 10 years through policies, implementation strategies and programs. I would ask that you either print these documents off for review or review them virtually.

The Minnetonka vision for the community is as follows:

**Minnetonka**... where quality is our nature

**What will our community become?** *Minnetonka will be the community of choice where people come together to live, work and play in a naturally beautiful environment. As we work to preserve our quality neighborhoods and provide exceptional City services, we will always be aware of the delicate balance between the need for urban services and the importance of protecting and managing our natural surroundings.*

Sources:

<https://www.minnetonkamn.gov/government/departments/community-development/planning-zoning/comprehensive-guide-plan/2030-comprehensive-guide-plan>

<https://www.minnetonkamn.gov/home/showpublisheddocument/2229/637063037056270000>

<https://www.minnetonkamn.gov/home/showpublisheddocument/2233/637063037063000000>

### Highlights

1. Continued **investment in park and recreational facilities.**

2. C. Land Use, Development and Redevelopment Community Values guide development & redevelopment to **ensure community vitality balance individual property rights with the public interest** promote use of green technology & sustainable development respect the natural environment while managing growth facilitate open space preservation promote a quality and affordable life-cycle housing stock.
3. Continue to establish buffers between conflicting land uses to protect property values, to **capitalize on natural resource protection and visibility**, to provide identification, and to promote aesthetically pleasing development.
4. Policy No. 8: Encourage the use of buffers between different land uses to: **lessen negative off-site impacts, and preserve and enhance natural features including wetlands, floodplains, slopes and high quality natural communities.**

Source:

<https://www.minnetonkamn.gov/home/showpublisheddocument/2275/637063037354130000>

Highlights:

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1. C. Strategic Planning Efforts The Minnetonka Park Board, a city advisory commission, is charged with providing recommendations to the city council regarding park land, park facilities, program, and finances. The board’s functions include long and short range planning related to capital improvement projects, **acquisition, development and use of park lands, park facilities, recreational, and leisure time facilities, and recreational programs.** Annually, the Park Board establishes strategies that align with current planning efforts. The Board has adopted a “vision” and mission statement that serves as the framework for parks, open space and trails chapter of the 2030 Comprehensive Guide Plan as follows:
  1. **Vision: A city with outstanding parks and recreational opportunities within a balanced natural environment.**
  2. **Mission: Protect and enhance Minnetonka’s natural environment.** Promote quality recreation opportunities and facilities Provide a forum for citizens interested in our parks, trails, athletic facilities, and open space. Additionally, the Park Board has adopted goals and specific strategic objectives (the order does not reflect priority) for the future, that are updated on an annual basis.
  3. The 2008 goals and objectives follow the policies included in Chapter III – Overall Policies pertaining to parks, open space and recreation:
    1. **1. To protect natural resources and open space**
      1. a. Conduct an ongoing evaluation of the open space process
      2. b. Continue to review and comment on the implementation of the natural resources stewardship plan
      3. c. Assist staff in managing the open space process through successful completion
      4. d. Review options to enhance natural resources & open space
      5. e. Review all proposed changes to the city’s code of ordinances that pertain to natural resources and open space
      6. f. Actively participate in development of the city’s Minnehaha Creek Visioning Plan
      7. g. Consider a program to recognize historical aspects of the park system

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1. 3. Open Space

1. a. Utilize the city open space preservation program and the management of natural resources policy to obtain, manage and improve open space for the public.
2. b. Convert properties acquired for open space preservation to a park or natural setting environment.
3. c. Continue to eradicate invasive plant and animal species from open space and other city property and maintain open space in accordance with the Park Maintenance Standards, as may be amended.
4. d. Seek grants, funding partners and other outside funding opportunities to increase the amount of publically held open space in the city.

**If you decide to allow this large organization to proceed**, I would ask that both the City Council and EBC work directly with the neighbors on a few items (*note the list is not exhaustive*):

2. Protection of the wetlands and the animals who live there
3. Seal off Clare Lane from Clarendon and creating a turnaround for those travelling on Clarendon so all houses are accessible by Clarendon Lane
4. Allowing all EBC traffic to only enter in through Clare
5. Aesthetically build and landscape the parking garage so it would not be visible (i.e. tall and bushy trees)
6. Explore other options to build entry roads on the current property
7. Restriction of any bright lights at night contribution to light pollution
8. Payment of 20% of Clare and Clarendon property values to each of the neighbors as the overall property values will be devalued immediately
  1. Many residents have invested money into their homes to increase the value, but that investment might no longer be returned to them
  2. Some residents paid more than the fair value of the property due to the location and surroundings, but that may now be changing
9. Continued discussions with neighbors on other items to lessen the negative impacts that a large structure with a 550 stall parking facility
10. Traffic control to extend into the entrances to Hwy 394
11. No construction traffic on Clarendon (only allowing Clare to be used)
12. No church parking on residential streets or will be towed (with residents given multiple permits to park for the guests to their home)
13. No outdoor concerts or loud outdoor events
14. A detailed understanding and alignment of events and uses of the property outside of a gathering place for worship

Coming out of the Zoom meeting held on Tuesday 2/8, EBC's leadership shared that they want to hear from the neighbors and value our thoughts. I hope that to be true.

I would like **every council member and others who will be voting** on this proposal to **put themselves and their family in this scenario**.....

Imagine that you live next to or on Clare or Clarendon (small and narrow residential street). You purchased this home because of the location and the neighborhood along with the wildlife. You find out that a large mega church with multiple services which could draw up to 1000 cars per day with 2 services wants to build on a property on Clare Lane. This has so many implications which include which you know:

1. The narrow horseshoe street can not handle this amount of traffic



2. There are no turn lanes on the street
3. Clarendon is a blind spot while turning out on to the frontage road so many of the residents use Clare instead of Clarendon
4. There are already 2 other churches that leverage side street parking on weekends which makes the streets even more narrow
5. During certain times of the day, medical, police and fire will not be able to get through
6. The wildlife will be disrupted including the geese, turkeys and turtles who cross Clare to get to the other side
7. There is no sidewalks for individuals to be out walking their streets or riding their bikes at this time
8. You will need to wait to pull out of your own driveway at various times
9. You know that during the winter months when Clarendon is icy, it is nearly impossible for cars to drive up the hill, so all traffic goes out through Clare
10. Entrances to and from the frontage road will be backed up
11. During certain weekends – Christmas, Easter and kick off weekend, cars will be using the street parking in front of your house because there is not enough room in the parking ramp and you will not have any places for your family and guests to park for the celebrations at your house
12. Cars will idle and exhaust will pollute the area
13. Your property value will decrease immediately. Your property value is around \$475,000 and it drops between \$50,000 - \$100,000 because of the additional traffic and busyness that was not there when you purchased it. Why would someone purchase it at fair market value if they can purchase a similar home in a less busy location for the same amount? You will need to discount the sale of your home.

**I am not opposed to expanding the word of God.** I sent all three of my kids to a Christian school (K-8<sup>th</sup> grade), I regularly attend church and I am in a bible study. **I am opposed to the LOCATION of this project.** There are other locations that have the infrastructure within the roads (sidewalks, stop lights, multiple entrances, turn lanes) that can handle the amount of traffic that is expected. Based on what I am aware of, there are no other EBC locations with this limited of road conditions and there are no other EBC locations with this many direct driveways on the actual route into the church as Clarendon and Clare.

Based on the guiding principles that were created and established for the city, an EBC campus does not align with the direction, mission and vision of the City of Minnetonka. If the City of Minnetonka is looking to develop the land, a park that all Minnetonka residents can enjoy is a great option.

Thank you for your time

Kim Kallerup

1419 Clarendon Drive

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Mega church  
**Date:** Monday, February 14, 2022 10:18:17 AM

---

Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

---

**From:** J P Brown [REDACTED]  
**Sent:** Saturday, February 12, 2022 3:22 PM  
**To:** Bradley Schaeppi  
**Subject:** Mega church  
Hi Brad.

Patrick Brown, 15100 Woodruff Rd. Wayzata, MN 55391

I live just south of that area, along Stone Rd.

I guess I didn't realize that Hillcrest had closed. Always thought that was an underuse of a great parcel of property. A redevelopment of homes, perhaps upscale townhomes patio homes, and condos like the completed Ron Clark project north of Carlson Park Nicollet would be great there without a ton of traffic on a service road. Well landscaped and well designed high quality properties add value to existing neighboring properties, and make sweet property tax contributions as well.

To me, the idea of a mega-anything that includes a parking ramp or a huge parking lot to accommodate a lot of cars in an area of primarily residential homes is really a bad idea for that space. Wouldn't want an office building there either. The north side of 394, right across the highway, nestled among the auto dealerships and office properties somewhere would be a much better fit for the parking requirements and traffic if the Minnetonka/Wayzata location near a freeway is a priority for the Eagle megachurch. Can't imagine anyone having a problem with the megachurch locating among auto dealer buildings and their huge lots.

But never among neighborhoods homes whose value would be harmed if any large institutional building, especially one drawing big traffic were built on that Hillcrest property.

Thanks Brad.

Sent from my iPad

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Mega church off frontage road near hwy 12  
**Date:** Monday, February 14, 2022 10:24:58 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** Jeff Gambach [REDACTED]  
**Sent:** Thursday, February 10, 2022 9:36 AM  
**To:** Bradley Schaeppi; jgambach@yahoo.com  
**Subject:** Mega church off frontage road near hwy 12

Good morning,

I'm hoping you might shed some light on this new church planned for a location near me. I've heard some crazy statistics about the size of the church and number of spaces in the parking lot. Seems like a bad idea but I'm hoping you can tell me the benefits to me and the community of having a place like this in a residential area.

Please let me know the benefits of this project as I'm fairly aware of the drawbacks of a facility this size in our neighborhood. I don't think the roads as they are currently can handle the traffic.

We live at 1913 Deer Hill Dr

Have a great day,  
Jeff Gambach

Sent from my iPad

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Minnetonka Church Proposal  
**Date:** Monday, February 14, 2022 10:26:06 AM  
**Attachments:** [image.png](#)  
[image.png](#)

---

Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** David Weigman [REDACTED]  
**Sent:** Wednesday, February 9, 2022 12:34 PM  
**To:** Andy Weigman; Bradley Schaeppi; Alex Topousis  
**Subject:** Re: Minnetonka Church Proposal

Hi Brad

I am a mostly retired commercial real estate lawyer. I was the General Counsel of the Carlson family real estate company for 10 years and a partner at a downtown law firm for another 11. Alex and Bridget are close friends with my son Andy and we have known Alex and Bridget for 10+ years. Here are my issues with the proposed development:

1. Very bad form on the part of the developer not to organize a neighborhood meeting to discuss the project and interact personally. We did this on every development we did. Worst thing for neighbors is the unknown. We actually floated large balloons to illustrate how high Two Carlson Parkway was going to be so the neighbors could stop worrying about office dwellers peaking into their homes at night. We also showed them the kind of parking lot lights we were going to use and had one functional.
2. This is a lot of development on a tight space. Seems to me that this fits better on a larger site that is not hamstrung by large wetlands and a lot of residential housing. Grace Church in Eden Prairie would be a good property to visit. That is the kind of site this project needs.
3. Very confident that traffic will be an issue. Perhaps even parking if that 1200 seat auditorium is allowed.
4. Light sweep from cars above grade trying to access and leave the parking area will be an issue. There are a lot of families and older people in that neighborhood that won't appreciate that. Also, lighting will be required for the site and the parking deck. Again, having a lot of the parking lighting be above grade on a second level will certainly intrude on the privacy of the neighbors.
5. Where is all the runoff going to go? Seems like a project this big will need ponding. Is the plan to encroach into the wetland? That is never a good idea in these infill sites. Things are working well now and upsetting that runoff pattern could lead to water

intrusion issues for the neighbors or over fill of the wetlands.

My suggestion would be the following:

- A. Reduce the footprint of the building and eliminate the 1200 seat auditorium. There is no room for that kind of facility on that site.
- B. By reducing the size as proposed in A above, there should be no need for a two level parking deck. If there is a proof of parking issue, then the City should have the applicant look at a level of underground parking.
- C. I would start with how many surface parking stalls can fit onto the property and then build around that number with the size of the building. Clearly the issue for this large of a facility is parking.
- D. Seems to me that this project would require an Environmental Assessment Worksheet. The Planning Commission should be asking for that. There are enough issues to require this (traffic, wetlands, runoff, etc.)
- E. There should be some plan for screening the site. This is the kind of thing a good developer would be discussing with the neighbors BEFORE they hit the Planning Commission. It is amazing what a good natural screening plan will do to help the neighbors get on board.

Those are my thoughts based on 25 years of getting beaten up on the developer end of projects.

David Weigman

President

Weigman Consulting, LLC

[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Andy Weigman <andyweigman333@gmail.com>

**Date:** Wednesday, February 9, 2022 at 11:28 AM

**To:** Bradley Schaeppi <bschaeppi@minnetonkamn.gov>, Alex Topousis <alex.topousis@gmail.com>, "david@weigmanconsulting.com" <david@weigmanconsulting.com>

**Subject:** Minnetonka Church Proposal

Good Morning Councilman Schaeppi,

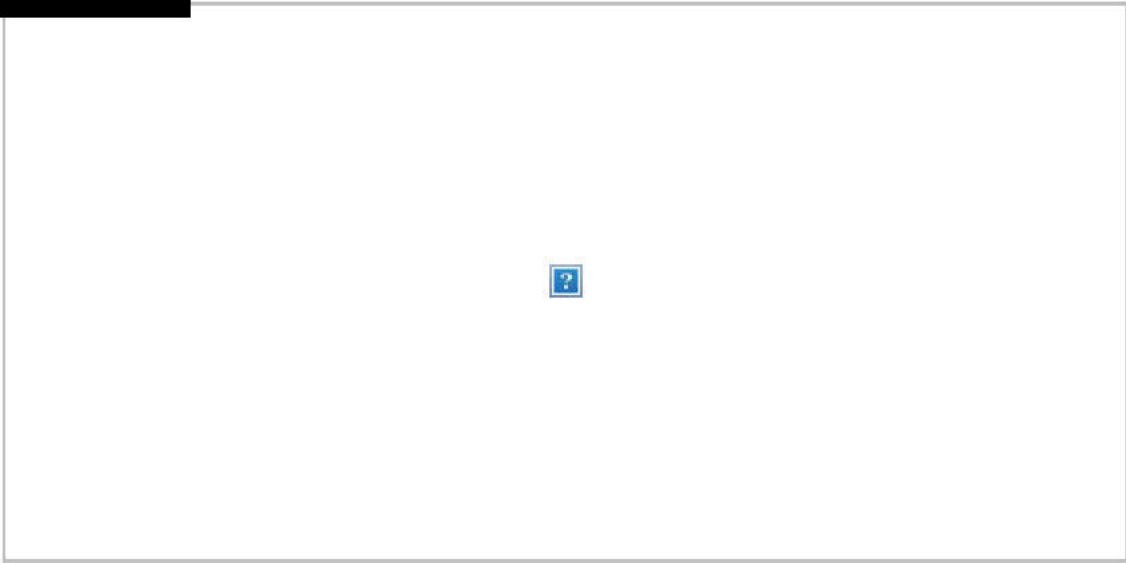
I noticed that you were the contact on the Minnetonka website for the proposed church project. I wanted to connect you with my good friend, Alex Topousis. He and his family live where you see the yellow star on the attached/below. I have my Dad on here as well, as he has been helping Alex to understand what is being proposed - he has a lot of experience with commercial estate development plans.

Alex / Dad - Councilman Schaeppi is very engaged, cares about our community, and I think will be a good point of contact for your feedback.

Will let you guys take it from here.

Thanks all,

Andy Weigman



**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Oppose Eagle Brook development  
**Date:** Monday, February 14, 2022 10:25:24 AM

---

Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaeppi@minnetonkamn.gov

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**From:** Mark Addink [REDACTED]  
**Sent:** Thursday, February 10, 2022 7:12 AM  
**To:** Bradley Schaeppi  
**Subject:** Fwd: Oppose Eagle Brook development

Please see this message I sent to Rebecca earlier today expressing our opposition to the proposed Eagle Brook development.

Thank you.

----- Original message -----

**From:** Mark Addink [REDACTED]  
**To:** rschack@minnetonkamn.gov  
**Subject:** Oppose Eagle Brook development  
**Date:** Thursday, February 10, 2022 7:01 AM

My wife and I have lived in Minnetonka for over 25 years and value the wild life that surrounds us. We strongly oppose the development of any building that would remove (destroy) 19 acres of valuable wetlands.

Please do not support the building of the Eagle Brook church.

Sincerely,

Mark Addink  
1808 Traymore Rd  
Minnetonka, MN 55305

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Opposed to Eagle Brook Mega-Church Building  
**Date:** Monday, February 14, 2022 10:23:48 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** Mark Heaney [REDACTED]  
**Sent:** Thursday, February 10, 2022 3:12 PM  
**To:** Deborah Calvert; Bradley Schaeppi; Kimberly Wilburn; Deborah Calvert  
**Subject:** Opposed to Eagle Brook Mega-Church Building  
Council Members Calvert, Wilburn and Schaeppi,

My family and I live in Minnetonka and your ward. We live at 2520 Wellington Circle.

We are completely opposed to the building of a Megachurch by Eagle Brook at the site off Hwy 394. We use the exit and frontage road for our daily commutes and routine travel.

The proposed building is absurd and will cause unreasonable traffic congestion, the destruction of wildlife and the tranquility of the area.

I hope that you will oppose this building and any other iterations they might propose.

Thank you.

Mark Heaney



**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Potential Minnetonka mega church feedback  
**Date:** Monday, February 14, 2022 10:23:36 AM

---

Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** Terri Bodin [REDACTED]  
**Sent:** Friday, February 11, 2022 7:45 AM  
**To:** Bradley Schaeppi  
**Cc:** Terri Bodin  
**Subject:** Potential Minnetonka mega church feedback

Hello Brad,

I just found out about the proposed mega church at 394/Carlson Parkway. I have lived in Oakways St just 3 minutes from the proposed site for 34 years. My mother also lived at Golden Living Hillcrest for 3 years and I visited her everyday so I am very familiar with the proposed development area.

Over the years I have seen a very quiet area add development after development. It is already very busy. Now to try and put a commercial sized endeavor right in the middle of a very small neighborhood is just beyond the pale.

My home overlooks a wetland area that I thought would never be developed. Is this something the Minnetonka is now going to consider going forward? One of the things that makes Minnetonka special is the wetlands and wildlife coexisting with our neighborhoods.

I have signed the change.org petition, but, wanted to reach out to you personally to let you know my thoughts.

Thank you for listening.

Terri Bodin

Sent from my iPhone

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Proposed Development  
**Date:** Monday, February 14, 2022 10:22:54 AM

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Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** Brian T. Parham [REDACTED]  
**Sent:** Wednesday, February 9, 2022 9:50 AM  
**To:** Bradley Schaeppi  
**Subject:** Proposed Development  
Hello Mr. Schaeppi,

My family lives on White Pine Drive just off of Crosby Road in Minnetonka. I was just made aware of the proposed Mega Church development for the old Hillcrest site.

I am admittedly opposed to this development due to the significant traffic increase this will bring thru our neighborhood. 1200 people arriving and departing will create safety issues for the significant many that enjoy walking in our community. Our son attends Minnetonka schools. If you haven't seen it already, I ask that you go to Minnetonka High School and observe the significant traffic that backs up each morning. You will see cars are lined up on the frontage road from 101 to Vine Hill. The south frontage road of 394 and 3 way stop sign at Crosby are woefully undersized to support the church's proposed project.

We already have a traffic issue with Cargill to our South. Granted traffic has slowed since COVID has so many working from home, but adding another parking ramp full of commuters is negative for our home values, creates safety issues, and brings a lot of commotion and disruption we hoped to avoid when moving to the Holdridge Community in 2008.

Please vote no for this project.

Thank you for representing our community.

Brian Parham  
612-247-4154

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Subject:** Fw: Support of Eagle Brook Church  
**Date:** Monday, February 14, 2022 10:26:42 AM

---

Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaeppi@minnetonkamn.gov

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**From:** Laurie Stoltenberg [REDACTED]  
**Sent:** Tuesday, February 8, 2022 7:18 AM  
**To:** Bradley Schaeppi  
**Subject:** Support of Eagle Brook Church  
Hi Bradley,

I am writing in support of Eagle Brook Church's proposed location in Minnetonka/Wayzata. They are a solid faith-based church that will be a blessing to our community. I believe their plans are thoughtful and will minimize disruption in the neighborhood, especially since the people volume is centered around Saturday evening and Sunday before noon. This doesn't conflict with school or work traffic.

Thank you for your consideration.

Laurie Stoltenberg  
3900 Skyview Road  
Minnetonka

Sent from my iPad

**From:** [Bradley Schaeppi](#)  
**To:** [Public Comment](#)  
**Cc:** [Mike Funk](#)  
**Subject:** Fw: Wayzata resident communication  
**Date:** Monday, February 14, 2022 10:24:40 AM

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I'm forwarding all to public comment except for this one about how City is community to Wayzata. I was not copied on a reply--but assume Loren did reply.

--Bradley

Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

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**From:** Laura [REDACTED]  
**Sent:** Thursday, February 10, 2022 1:12 PM  
**To:** Bradley Schaeppi; Valerie Quarles; Loren Gordon  
**Subject:** Wayzata resident communication  
**Hello Loren, Bradley and Val,**

I am following up to hear how the City of Minnetonka is planning to communicate the Eagle Brook Church plans to residents of Wayzata.

I live on the northwest side of Crosby Road just south of Holdridge. I am 0.7 miles away from the Hillcrest site. My neighbors and I should be informed if 550 additional cars will be using our streets multiple times a day because we would be directly impacted by such a dramatic change. Even if Eagle Brook Church plans to have the majority of traffic use Carlson Parkway, we all know that will not include all 550 cars. Crosby Road is a perfect cut through from McGinty Road and 101 South is another easy route.

I believe it is your responsibility to inform citizens of both Minnetonka and Wayzata who would be impacted by such a dramatic traffic shift. I look forward to hearing when you will be putting postcards in the mail or what your plan is of distributing the Eagle Brook Church proposed plan to nearby residents. I hope you will do this in a timely manner such that everyone has an opportunity to communicate their questions, support, or concerns. If your cut off date for comments is the 10th or 14th, it is getting very late to communicate the proposed plan.

Thank you for working to include your community's voices.  
Laura Keith  
1708 Crosby Road  
Wayzata

--

Laura Keith  
OG-CT



**From:** [Deborah Calvert](#)  
**To:** [Public Comment](#)  
**Cc:** [Mike Funk](#)  
**Subject:** Fwd: Eagle Area Development Proposal  
**Date:** Thursday, February 10, 2022 7:06:38 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Jacqueline Addink [REDACTED]  
**Date:** February 10, 2022 at 8:54:28 AM CST  
**To:** Deborah Calvert <dcalvert@minnetonkamn.gov>, Kimberly Wilburn <kwilburn@minnetonkamn.gov>, Brian Kirk <bkirk@minnetonkamn.gov>, bshaepi@minnetonkamn.gov, Kissy Coakley <kcoakley@minnetonkamn.gov>, Rebecca Schack <rschack@minnetonkamn.gov>  
**Subject:** Eagle Area Development Proposal

Good Morning,

My husband and I have lived in Mtka for 24 years and love living in a city that prides itself on being a top tree-city, valuing marshlands (all our road signs have marsh symbols) and treasuring all our parks and trails.

I wanted to write to express concerns about this proposal. First it's a very large project, 19 acres. Besides ruining the neighborhood with traffic, this project will destroy lots of natural resources, especially precious wetlands that are diminishing every year. Wetlands will be forever gone, directly impacting the wildlife it supports.

PLEASE PLEASE PLEASE do not approve this project or at the very very least, have them reduce their footprint in order to protect the wetlands.

We live on a small pond, and every year we welcome the return of the red-winged blackbirds and wood ducks, the croaking of the tree frogs and watching turtles cross our yard to lay their eggs. Please don't destroy this habitat for those animals and the people who enjoy the peace and serenity nature provides.

I appreciate anything you can do.

Jackie Addink  
1808 Traymore Rd

**From:** [Deborah Calvert](#)  
**To:** [Public Comment](#)  
**Subject:** Fwd: Eagle Brook Church development proposal  
**Date:** Saturday, February 12, 2022 11:50:20 AM

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Sent from my iPhone

Begin forwarded message:

**From:** Steve Carlson - [REDACTED]  
**Date:** February 11, 2022 at 9:40:28 AM CST  
**To:** Loren Gordon <lgordon@minnetonkamn.gov>, Bradley Schaeppi <bschaeppi@minnetonkamn.gov>  
**Cc:** Deborah Calvert <dcalvert@minnetonkamn.gov>, Kimberly Wilburn <kwilburn@minnetonkamn.gov>  
**Subject:** **Eagle Brook Church development proposal**

I DO NOT support the proposal to convert needed senior housing into another nontaxable big-box.

- Our community has numerous, diverse worship facilities. There is no need for the facility.
- This is not the highest and best use of the land. The community can be better served.
- Development, runoff, and traffic impacts would be considerable. The scope and placement (location) of the proposed development is inappropriate, if not unreasonable.

Land conversion is a major commitment. Once land is redeveloped as proposed, it reduces options for the use of the subject property and surrounding lands.

A redevelopment of this type, rather than re-purposing an existing facility is environmentally irresponsible. I don't see how the proposed change would advance the City's sustainability values.

I ask that Council and the EDA carefully consider the proposed development and not simply concede to variance, wetland permit, or zoning change requests.

Thank you.

Steve Carlson

Minnetonka Resident

**From:** [Deborah Calvert](#)  
**To:** [Public Comment](#)  
**Subject:** Fwd: Eagle Brook church proposal  
**Date:** Wednesday, February 16, 2022 11:52:07 AM

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Sent from my iPhone

Begin forwarded message:

**From:** Lee Kaphingst [REDACTED]  
**Date:** February 16, 2022 at 11:32:30 AM CST  
**To:** Deborah Calvert <dcalvert@minnetonkamn.gov>  
**Subject:** **Eagle Brook church proposal**

Ms. Calvert,

This communication is to express concern about the proposed project to build a very large Eagle Brook church and a 550 space parking structure on a 19 acre site. The proposed location is off a very small street. I assume the street would have to be expanded to handle that volume of traffic. The runoff from such a site close to a wetland would be unwise. Visitors to Minnetonka often remark about the open areas and the many large trees. I can not even guess how many trees would be cut down on a 19 acre site. In an age of video services now used by the parent church, I believe this much environmental damage would be very unwise.

Thank you,  
Lee Kaphingst

Sent from my iPad



**From:** [Deborah Calvert](#)  
**To:** [Public Comment](#)  
**Subject:** Fwd: Eagle Brook Project  
**Date:** Friday, February 11, 2022 1:27:15 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Susan Boris [REDACTED]  
**Date:** February 11, 2022 at 10:37:20 AM CST  
**To:** Deborah Calvert <dcalvert@minnetonkamn.gov>, Kimberly Wilburn <kwilburn@minnetonkamn.gov>  
**Subject: Eagle Brook Project**

Dear Honorable At-Large Representatives Ms. Wilburn and Ms. Calvert:  
I have been a Minnetonka resident for 30 years. We love it here and generally support the work of your city staff. I am retired from a local government career of 34 years, so I am very familiar with balancing competing priorities and needs from a very diverse public constituency.

I am writing to let you know I Oppose the current Eagle Brook church building project. I am an Orthodox Christian, and actually hear high praises for Eagle Brook's mission/vision/and service delivery to worshipers.

I am not opposed to them having a new church location in our community; but I am opposed to this new building's size and location.

There are so many empty commercial buildings right now; from a reduce/reuse/recycle perspective, I want to see an existing building remade into what they need.

From an environmental perspective, I see no reason to fill in the marshlands, and tear up the more wild spaces in order to build a mega-structure and a Huge parking ramp in a small neighborhood. Let's leave our last remnants of beautiful scenery and neighborhoods alone--keep them quiet and preserved.

Thank you for your time and consideration.

Cordially,  
Susan Boris  
14125 Spring Lake Road

**From:** [Deborah Calvert](#)  
**To:** [Public Comment](#)  
**Cc:** [Mike Funk](#)  
**Subject:** Fwd: EBC proposal  
**Date:** Saturday, February 12, 2022 9:59:22 AM

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Sent from my iPhone

Begin forwarded message:

**From:** John Barron [REDACTED]  
**Date:** February 11, 2022 at 5:10:29 PM CST  
**To:** Deborah Calvert <dcalvert@minnetonkamn.gov>  
**Subject:** EBC proposal

Hi Deb

This is John Barron

I live at 12970 Rutledge Circle Minnetonka 55305.

I am very against the Eaglebrook Church project proposal. I ride my bike on that frontage road all of the time and that poor road CAN NOT handle all of the traffic that EBC will generate.

Call or email with questions- thanks

John Barron  
612 578-6915

**From:** [Deborah Calvert](#)  
**To:** [Public Comment](#)  
**Subject:** Fwd: Land where Hillcrest is now  
**Date:** Saturday, February 12, 2022 11:47:47 AM

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Sent from my iPhone

Begin forwarded message:

**From:** Lynn Schoolmeesters [REDACTED]  
**Date:** February 11, 2022 at 3:38:41 PM CST  
**To:** Deborah Calvert <dcalvert@minnetonkamn.gov>  
**Subject:** Land where Hillcrest is now

Although it doesn't impact us personally we support any church organization that wants to go in as long as it's zoned for this. We are in favor of developing this land where Hillcrest has been. It's a perfect place for a church and we are excited about this possibility.

Lynn

Lynn Schoolmeesters

**From:** [Lois Ebnet](#)  
**To:** [Public Comment](#)  
**Subject:** Large church  
**Date:** Thursday, February 10, 2022 7:42:07 PM

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I would not be in favor of this construction on this site. If building is as large as indicated and capacity and traffic live up to what they are building, I don't think the roads will take the traffic. Would the church pay the majority of taxes to upgrade the roads and how would they manage the wildlife that live in area.

Lois Ebnet  
Minnetonka resident

## Loren Gordon

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**From:** Bradley Schaeppi  
**Sent:** Monday, February 14, 2022 10:19 AM  
**To:** Public Comment  
**Subject:** Fw: Comments for proposed EBC church at 15409 Wayzata Blvd.

Bradley Schaeppi  
City of Minnetonka Ward 3 Councilmember  
My home: 315 Townes Lane (NW Corner of Ward 3)  
612.770.7447  
bschaepi@minnetonkamn.gov

---

**From:** Ann Rukavina [REDACTED]  
**Sent:** Friday, February 11, 2022 4:06 PM  
**To:** Bradley Schaeppi  
**Subject:** Comments for proposed EBC church at 15409 Wayzata Blvd.  
Sent from [Mail](#) for Windows

Mr. Schaeppi:

I have been a resident near the proposed EBC church since 1992 – 30 years in April. I have many concerns if this mega church is built.

1. Wetland, wildlife and habitat eliminated or greatly reduced; many large white egrets and waterfowl call this area home.
2. Wishes of the original property owners, the Lauer family, and their vision and directive dismissed.
3. Two other churches currently sit on opposite sides of the proposed church. Think!
4. I encourage all of us to slow the build, repurpose buildings and re-envisioning existing spaces such as EBC has done with a former Menard's.
5. Concern for Fire Station 5 at Wayzata Boulevard and its ability to navigate intersection when an emergency arises which could be critical.

The modest frontage road and intersection at Linner Road and Wayzata Blvd will no doubt have difficulty handling the traffic after three church services let out. Heading west on the frontage road to access the freeway will not be much better either. I am very familiar with the traffic flow after observing it daily for three decades and traffic is always increasing due to new home development. My neighborhood is off Linner Road which feeds into the first intersection mentioned.

I urge the City Council to think hard about the lasting impact of this church and our surrounding neighborhood area. The construction period will be noisy, disruptive and hell for those eleven of my neighbors who live directly near the site. They did not expect this to happen! This area is nestled in a beautiful spot and a huge church like the one proposed needs a location like Wooddale and Grace churches in Eden Prairie – in open space. I support EBC wanting a facility to promote gathering but not here please!

Ann Rukavina Fleming  
14959 Summer Oaks Drive  
Minnetonka MN 55391

**From:** [Sarah Schwabel](#)  
**To:** [Public Comment](#)  
**Subject:** Objections to Eagle Ridge Church on Wayzata Blvd  
**Date:** Thursday, February 10, 2022 11:53:49 AM

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Hi!

My name is Sarah Schwabel and my family just moved to 15704 White Pine Drive in December 2021. It has come to my attention that a large church plans to build on the open Hillcrest site. I have concerns to this development:

1. Wayzata Blvd is a two lane road that is not equipped to handle the traffic that comes with such a large church (or any group/employer of this size)
2. The beautiful wetland surrounding the area and the animals living within would be impacted by the increase in building and traffic pollution.
3. I feel that such a high-traffic operation would be detrimental to biking and walking in the community. As the mom of a teen and tween we chose this area as it provided our family with more space but remained close to amenities we enjoyed in our former neighborhood in Saint Louis Park.

The sidewalks on Crosby are plowed by the city so obviously Minnetonka and Wayzata are aware that this area is frequently used as a non-motorized traffic option.

Thank you for your consideration,  
Sarah Schwabel

**From:** [Nancy Herington](#)  
**To:** [Public Comment](#); [Bradley Schaeppi](#); [Brad Wiersum](#); [Deborah Calvert](#); [Kimberly Wilburn](#)  
**Subject:** Proposed Eagle Brook Church  
**Date:** Friday, February 11, 2022 3:09:53 PM

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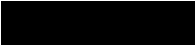
Good afternoon, City Council Members,

I am Nancy Herington, 3534 The Mall, Minnetonka 55345, and I am writing to oppose the consideration to allow Eagle Brook Mega Church to be built and occupy land in our city. I have heard wonderful things about Eagle Brook, and we have a friend who attends near White Bear Lake, but I highly oppose the location being considered. That is a residential neighborhood, this building would greatly impact, there are wetlands that would be highly affected, and the amount of traffic a mega church generates in a single day is more than those roads should see. My family resided on Meeting Street for decades - the home site that is now Binger Crossing. I lived there myself for some time, and am very familiar with this area. Please, do not entertain this idea anymore. There are plenty of wide open spaces further west they could populate - they do not need to disturb our city with this monstrosity of a building and parking ramp. It would do nothing more than a disservice to the City of Minnetonka.

Thank you,

--

**Nancy Binger Herington**  
Business Analyst | Instructional Designer



**From:** [Deborah Calvert](#)  
**To:** [Public Comment](#)  
**Subject:** Re: Eagle Brook Church development proposal  
**Date:** Saturday, February 12, 2022 11:51:22 AM

---

Hi Steve-

I forwarded your comment to "Public Comment" so it will be shared with the entire council etc.

Thank you for weighing in.

Best,

Deb

Sent from my iPhone

On Feb 12, 2022, at 11:50 AM, Deborah Calvert <[dcalvert@minnetonkamn.gov](mailto:dcalvert@minnetonkamn.gov)> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** Steve Carlson - WCEC <[scarlson@wcec.com](mailto:scarlson@wcec.com)>  
**Date:** February 11, 2022 at 9:40:28 AM CST  
**To:** Loren Gordon <[lgordon@minnetonkamn.gov](mailto:lgordon@minnetonkamn.gov)>, Bradley Schaepfi <[bschaepfi@minnetonkamn.gov](mailto:bschaepfi@minnetonkamn.gov)>  
**Cc:** Deborah Calvert <[dcalvert@minnetonkamn.gov](mailto:dcalvert@minnetonkamn.gov)>, Kimberly Wilburn <[kwilburn@minnetonkamn.gov](mailto:kwilburn@minnetonkamn.gov)>  
**Subject:** Eagle Brook Church development proposal

I DO NOT support the proposal to convert needed senior housing into another nontaxable big-box.

- Our community has numerous, diverse worship facilities. There is no need for the facility.
- This is not the highest and best use of the land. The community can be better served.
- Development, runoff, and traffic impacts would be considerable. The scope and placement (location) of the proposed development is inappropriate, if not unreasonable.

Land conversion is a major commitment. Once land is redeveloped as proposed, it reduces options for the use of the subject property and



surrounding lands.

A redevelopment of this type, rather than re-purposing an existing facility is environmentally irresponsible. I don't see how the proposed change would advance the City's sustainability values.

I ask that Council and the EDA carefully consider the proposed development and not simply concede to variance, wetland permit, or zoning change requests.

Thank you.

Steve Carlson

Minnetonka Resident

**From:** [Deborah Calvert](#)  
**To:** [Public Comment](#)  
**Subject:** Re: Eagle Brook church proposal  
**Date:** Wednesday, February 16, 2022 1:39:46 PM

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Thank you for your feedback. We are in the Very early stages of consideration- tomorrow the Planning Commission provides feedback on the concept plan and the council provides feedback on it on 2/28. There is no vote even- we just tell EBC our thoughts on the concept- and they will hear from the residents. There is not even proposal yet.

I forwarded your email to our public comments email so it can be shared with the rest of the council.

Best,

Deb

Sent from my iPhone

On Feb 16, 2022, at 11:52 AM, Deborah Calvert <dcalvert@minnetonkamn.gov> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** Lee Kaphingst [REDACTED]  
**Date:** February 16, 2022 at 11:32:30 AM CST  
**To:** Deborah Calvert <dcalvert@minnetonkamn.gov>  
**Subject: Eagle Brook church proposal**

Ms. Calvert,

This communication is to express concern about the proposed project to build a very large Eagle Brook church and a 550 space parking structure on a 19 acre site. The proposed location is off a very small street. I assume the street would have to be expanded to handle that volume of traffic. The runoff from such a site close to a wetland would be unwise. Visitors to Minnetonka often remark about the open areas and the many large trees. I can not even guess how many trees would be cut down on a 19 acre site. In an age of video services now used by the parent church, I believe this much environmental damage would be very unwise.

Thank you,  
Lee Kaphingst

Sent from my iPad

**From:** [Steve Carlson - WCEC](#)  
**To:** [Loren Gordon](#); [Bradley Schaeppi](#)  
**Cc:** [Deborah Calvert](#); [Kimberly Wilburn](#)  
**Subject:** Eagle Brook Church development proposal  
**Date:** Friday, February 11, 2022 9:40:28 AM

---

I DO NOT support the proposal to convert needed senior housing into another nontaxable big-box.

- Our community has numerous, diverse worship facilities. There is no need for the facility.
- This is not the highest and best use of the land. The community can be better served.
- Development, runoff, and traffic impacts would be considerable. The scope and placement (location) of the proposed development is inappropriate, if not unreasonable.

Land conversion is a major commitment. Once land is redeveloped as proposed, it reduces options for the use of the subject property and surrounding lands.

A redevelopment of this type, rather than re-purposing an existing facility is environmentally irresponsible. I don't see how the proposed change would advance the City's sustainability values.

I ask that Council and the EDA carefully consider the proposed development and not simply concede to variance, wetland permit, or zoning change requests.

Thank you.

Steve Carlson  
Minnetonka Resident

**From:** [Brian Mrugala](#)  
**To:** [Loren Gordon](#)  
**Subject:** Eagle Brook Church Proposal  
**Date:** Sunday, February 13, 2022 3:48:54 PM

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Hello Loren,

I attend the Eagle Brook campus Wayzata that has met at the Wayzata High School for the past four years. I heard there have been concerns from surrounding neighbors regarding traffic. Those concerns are minimal since the cars entering and exiting will only occur for a short time before and after services. I love Eagle Brook Church and I fully support the project and request approval of the Concept Plan and any following plans by the Planning Commission and City Council.

Sincerely,  
Brian Mrugala

**From:** [Brad Wiersum](#)  
**To:** "Laura"  
**Cc:** [Mike Funk](#); [Julie Wischnack](#); [Loren Gordon](#)  
**Subject:** RE: Eagle Brook Church comments  
**Date:** Friday, February 11, 2022 3:08:32 PM

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Dear Ms. Keith:

Thank you for your note about Eagle Brook Church. I first learned about this concept when someone showed me a copy of a social media post about the potential project on Tuesday of this week. I say "potential project" because I do not believe an application of any kind has been made. Whether any church project comes forward remains to be seen.

On Wednesday, the city manager informed council members that the church will appear at the February planning commission and city council meetings to present a concept review about what they are considering. The purpose of a concept review is to inform both bodies and the public about what may be coming forward, and to get non-binding reactions from the commission and council. Both of these groups may share questions, issues and concerns that they have about the potential project. No vote is taken in a concept review. The potential applicant takes the information heard to ascertain whether investing the time, money and energy in a project application is worthwhile. No commitments of any kind are made in a concept review. At that point in time, no project exists. It is simply an idea that may or may not be proposed at a future time.

I try to consider any concept review with an open mind. People/developers/religious entities and others have the right to propose whatever they want. My job is to consider proposals in the context of what fits within the city code, and what is in the best interests of the city as a whole. I will do that here, but I will not draw any conclusions until there is a real project that has been formally proposed. I will not speculate. Thank you for contacting me. I will give this issue full consideration if and when it comes forward as a proposal. Minnetonka has a strong public process for considering development proposals, and I intend to follow the process.

Sincerely,

Brad Wiersum  
Mayor  
City of Minnetonka

**From:** Laura <laurakeith42@gmail.com>  
**Sent:** Friday, February 11, 2022 1:22 PM  
**To:** Brad Wiersum <bwersum@minnetonkamn.gov>  
**Subject:** Fwd: Eagle Brook Church comments

**Hello Mr. Wiersum,**  
**I sent this letter earlier this week but want to make sure you receive it as well.**  
**Thanks,**  
**Laura**

----- Forwarded message -----

From: **Laura** <[laurakeith42@gmail.com](mailto:laurakeith42@gmail.com)>

Date: Wed, Feb 9, 2022 at 9:26 AM

Subject: Eagle Brook Church comments

To: <[bschaeppi@minnetonkamn.gov](mailto:bschaeppi@minnetonkamn.gov)>, <[publiccomment@minnetonkamn.gov](mailto:publiccomment@minnetonkamn.gov)>, <[lgordon@minnetonkamn.gov](mailto:lgordon@minnetonkamn.gov)>, <[egoellner@wayzata.org](mailto:egoellner@wayzata.org)>, Valerie Quarles <[vquarles@wayzata.org](mailto:vquarles@wayzata.org)>, <[nkieser@wayzata.org](mailto:nkieser@wayzata.org)>

Good Morning,

I listened to the Eagle Brook Church conversation last night. I recently purchased a house on Crosby Road and live in the city of Wayzata. However, many Wayzata residents will be impacted by the building of a megachurch on the Hillcrest lot. I hope that Minnetonka will reach out to hear Wayzata neighbor opinions as well as those of Minnetonka residents.

I know change comes and change will occur at the Hillcrest site. However, Eagle Brook church's concept of a megachurch is not a proposal I can support. The church talked about being neighborly on the call, but if you heard the neighbors, building a church of this size and having 500 cars driving in and out of such a location many times a day multiple days a week is not neighborly.

At the moment we live in a beautiful area. While there is traffic on Crosby it is easy for me to get in and out of my driveway at all times of day every day. I typically drive to Carlson Parkway to get on Highway 394.

If this megachurch campus goes through, there are going to be serious traffic problems and inconveniences for those of us who live here. There is no doubt church attendees would use Crosby road as a cut through. Have you thought about how the increased traffic will impact residents of Crosby Road?

What about the Frontage Road going down to 101? Construction on 101 finished a couple of years ago and it is already difficult to turn left from the Frontage Road onto 101 South as well as to turn left from 101 South onto the Frontage Road. Have you thought about the number of accidents that would occur at this intersection if say 300 of the church cars go this direction before and after each service?

Have you thought about the ease of fire trucks getting to emergencies before, during and after services?

Eagle Brook talked about police officers directing traffic at their site. None of us want to live in a neighborhood that has officers at the 101 intersection, at the church as well as at Carlson Parkway so 500 cars plus neighborhood traffic can move safely.

From what I heard last night, Eagle Brook Church does not have the current volume of people coming to their services to fill their proposed building. They do not know where the current attendees live and thus do not have data that this location and size would be necessary. The Hillcrest location is 15 minutes from their current location.

They have talked about evening services on Wednesday, Saturday and Sunday. Have you thought about how the evening services will impact those in the area? Both human and wildlife will be impacted by the increased night activity if the present church proposal goes through. Someone on the call spoke about emission pollution, what about the light pollution from this church campus?

I am not a direct neighbor to the site, but how do you compensate the families and people who live on the road going to Hillcrest? I don't believe eminent domain is necessary, but the road going to the proposed church would need to dramatically change either through taking neighboring properties or marshland to handle 500 cars at one time.

Have you thought about the two other churches along the Frontage Road?

I am not opposed to a commercial building being built at Hillcrest. I am opposed to the currently proposed Eagle Brook megachurch being built there. I hope you will listen to your community members who are concerned about how the size of the megachurch is problematic and will forever impact the area in negative ways from traffic to pollution to being a complete eyesore to its present neighbors.

I hope the City of Wayzata can be included in future conversations because Wayzata residents and Wayzata infrastructure are directly impacted by the Eagle Brook proposal.

Please contact me with any questions and I hope you will either encourage Eagle Brook to look elsewhere or dramatically decrease the size of their proposal.

Sincerely,  
Laura Keith  
1708 Crosby Road  
Wayzata, MN 55391  
[REDACTED]

--

Laura Keith  
OG-CT  
[REDACTED]



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Laura Keith



**From:** [Brad Wiersum](#)  
**To:** "PAUL D'AMICO"  
**Cc:** [Mike Funk](#); [Julie Wischnack](#); [Loren Gordon](#)  
**Subject:** RE: Eagle Brook Church Proposal  
**Date:** Wednesday, February 16, 2022 4:10:15 PM

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Hello Mr. D'Amico:

Thanks for the follow up. I forwarded your note to the city manager with some questions, and then I did not close the loop after he answered my questions. My apologies for that. The email inbox has been getting some use recently.

The Planning Commission meeting tomorrow will be virtual. That meeting is a concept review, where a potential project is reviewed and qualitative input is provided by planning commissioners, and I believe, the public. At this point, there is no project. No application has been filed. This meeting is for the potential applicant to show what they are thinking and to get input on their thoughts and ideas.

City meetings will be in person starting on February 28<sup>th</sup>, the same day of the council review of this concept. Again, there is no project application. The council review is all preliminary. After February 28<sup>th</sup>, I expect that council meetings and planning commission meetings will be in person.

If, after the Feb. 17th and Feb. 28th meetings, a project comes forward, there will be in person planning commission and city council meetings after a project application is made. The upcoming meetings are preliminary and there will be more process to come. For these reasons, I do not believe that a postponement is needed. If you have other questions, please let me know.

Thank you!

Sincerely,

Brad Wiersum  
Mayor  
City of Minnetonka

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**From:** PAUL D'AMICO [REDACTED]  
**Sent:** Wednesday, February 16, 2022 2:51 PM  
**To:** Brad Wiersum <[bwiersum@minnetonkamn.gov](mailto:bwiersum@minnetonkamn.gov)>  
**Subject:** Re: Eagle Brook Church Proposal

Dear Mayor,

I know that you have much on your plate, but a reply would be appreciated.

Paul D'Amico  
4501 Marlborough Court  
Minnetonka, MN 55345

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

On 02/09/2022 11:34 AM PAUL D'AMICO [REDACTED] wrote:

Dear Mayor Wiersum,

Given the community interest in this proposal, might it not be prudent to postpone this agenda topic at any scheduled, virtual Planning Commission and Council Meetings until in-person public attendance can be resumed? Is there any requirement that prohibits you from implementing a postponement of this agenda item?

Paul D'Amico  
4501 Marlborough Court  
Minnetonka, MN 55345

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Brad Wiersum](#)  
**To:** "[Bonnie Wittenburg](#)"  
**Cc:** [Mike Funk](#); [Julie Wischnack](#); [Loren Gordon](#)  
**Subject:** RE: Eagle Brook Megachurch proposal  
**Date:** Friday, February 11, 2022 9:46:45 AM

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Dear Ms. Wittenburg:

Thank you for your note about Eagle Brook Church. I first learned about this concept when someone showed me a copy of a social media post about the potential project on Tuesday of this week. I say "potential project" because I do not believe an application of any kind has been made. Whether any church project comes forward remains to be seen.

On Wednesday, the city manager informed council members that the church will appear at the February planning commission and city council meetings to present a concept review about what they are considering. The purpose of a concept review is to inform both bodies and the public about what may be coming forward, and to get non-binding reactions from the commission and council. Both of these groups may share questions, issues and concerns that they have about the potential project. No vote is taken in a concept review. The potential applicant takes the information heard to ascertain whether investing the time, money and energy in a project application is worthwhile. No commitments of any kind are made in a concept review. At that point in time, no project exists. It is simply an idea that may or may not be proposed at a future time.

I try to consider any concept review with an open mind. People/developers/religious entities and others have the right to propose whatever they want. My job is to consider proposals in the context of what fits within the city code, and what is in the best interests of the city as a whole. I will do that here, but I will not draw any conclusions until there is a real project that has been formally proposed. I will not speculate. Thank you for contacting me. I will give this issue full consideration if and when it comes forward as a proposal. Minnetonka has a strong public process for considering development proposals, and I intend to follow the process.

Sincerely,

Brad Wiersum  
Mayor  
City of Minnetonka

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**From:** Bonnie Wittenburg <[bonnie@bwittenburglaw.com](mailto:bonnie@bwittenburglaw.com)>  
**Sent:** Friday, February 11, 2022 8:41 AM  
**To:** Brad Wiersum <[bwiersum@minnetonkamn.gov](mailto:bwiersum@minnetonkamn.gov)>  
**Subject:** Eagle Brook Megachurch proposal

Mayor Wiersum

I live near you off Crosby Road. I was disheartened to read that there's a proposal to build an Eagle Brook megachurch in Minnetonka not too far from us.

I am opposed to allowing this for several reasons. Traffic would be disruptive. The size of building that would be needed to build a megachurch would be way out of character with the neighborhood. And Minnetonka shouldn't give up property tax revenue, which would occur if the land is occupied by a megachurch.

Also, given that Eagle Brook already has 9 megachurches in the metro, why do they need another?

Thank you for listening.

Bonnie Wittenburg  
16309 Adeline Lane  
Wayzata, MN 55391



Sent from [Mail](#) for Windows

**From:** [Jonathan Coots](#)  
**To:** [Brad Wiersum](#)  
**Cc:** [Mike Funk](#); [Loren Gordon](#); [Julie Wischnack](#); [Bradley Schaeppi](#)  
**Subject:** Re: Minnetonka Planning Commission - Eagle Brook Church  
**Date:** Monday, February 14, 2022 8:11:41 AM

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Mayor Wiersum,

Thank you for responding to my email so quickly and thoughtfully. I appreciate the immense work that it takes to be a balanced voice for an entire city and taking the time to reach out to me makes me appreciate everything you do even more.

Sincerely,

Jonathan Coots

On Sun, Feb 13, 2022 at 4:56 PM Brad Wiersum <[bwiersum@minnetonkamn.gov](mailto:bwiersum@minnetonkamn.gov)> wrote:

Dear Mr. Coots:

Thanks very much for reaching out. The information you shared is instructive. I work to go into development projects like this with an open mind. However, the proposed site is constrained and there are environmental issues and concerns. The concept review process is an important step, and I intend to ask challenging questions. I am disappointed to hear that EBC does not interact meaningfully with resident concerns. That is not good. Thanks again. I am sure that we will communicate together in the weeks ahead.

Sincerely,

Brad Wiersum  
Mayor  
City of Minnetonka

On Feb 13, 2022, at 3:55 PM, Jonathan Coots [REDACTED] wrote:

Hello Minnetonka City Officials,

My name is Jonathan Coots and I live at 19398 Lupine Lane, Corcoran, MN 55340. I have seen a couple of recent articles for the concept plan to build an Eagle Brook Church location in your city (15409 Wayzata Blvd). In 2020, my neighborhood and I faced an identical situation with Eagle Brook (EBC) that I believe is relevant to the current decision that is facing your Planning Commission and City Council. EBC pursued a large size facility with a 1500 seat auditorium and 848 parking spots (no parking garage).

Prior to the Planning Commission meeting, EBC only engaged the city

with officials and ignored residents, even when residents reached out. A couple of my neighbors attempted to set up a meeting with them and were ignored. They had similar concerns to what the Minnetonka neighbors do today - size, scope, parking, and traffic in a low-density residential neighborhood.

My neighborhood banded together and organized and was able to show our elected officials that EBC should not be put adjacent to a residential neighborhood. This process was a catalyst for massive local engagement in city government, leading to our city council having a large shake up with 2 new council members and new mayor as a result of dissatisfaction with the previous leadership. It also prompted significant updates to local ordinances and standards to better anticipate and mitigate the impacts of large assembly uses in residential zones. Seeing this exact same scenario play out again in Minnetonka, when there are so many large open parcels available where they could be a good neighbor, really makes it hard for me to watch from the sidelines and is why I am writing to you.

My neighbors and I did substantial research on their proposed build, presented a treasure trove of data to the city for review, and ultimately the data showed that shoe horning this 2-acre industrial building and 10-acre parking lot into the NW corner of 101 and county road 47 was not workable. I would HIGHLY encourage you to reach out to current Corcoran City Officials to learn more information about how the city made its decisions as well as the research residents made to be heard and ultimately run for office.

- Mayor Tom McKee [REDACTED] and City council members Jeremy Nichols [REDACTED] were both residents who lived in the neighborhood impacted by EBC's proposed structure.
- Dean Vehrenkamp [REDACTED] was a member of the Planning Commission when it unanimously voted no to having EBC build in the proposed location.
- Alan Schultz [REDACTED] and Jonathan Bottema [REDACTED] were 2 current City Council members who voted no on the proposed structure.
- Please note that EBC chose to go to the City Council for a vote despite the fact the Planning Commission had unanimously voted no. Their refusal to make substantive changes or to find a more suitable, alternative location led to massive amounts of time being spent by city staff, elected officials, and the residents of my neighborhood.

The community opposition, ultimately including the city itself, was

consistently clear in its communication: it wasn't that EBC wasn't a good fit for Corcoran, it's that the facility in that specific location had issues, and there were other parcels of land that would have worked for them, including one that was adjacent to the City Hall building with ample space and almost every concern voiced by the community mitigated...no alternative options were ever seriously considered or genuinely pursued by EBC, even after the original proposal was denied.

Many concerns that were raised directly with EBC fell upon deaf ears and "promises" they made were empty as they would walk them back quickly after making them. I raised a very specific concern regarding parking. They had proposed 848 parking spots that would support their 1,500-person auditorium, yet the data provided by EBC indicated that 1 parking spot was needed for every 1.5 attendees, a deficit of 152 parking spots. When presented with this information they walked back their data, stated it was incorrect, and yet could not provide clarity on what was the correct formula for the data they had collected from other EBC sites.

The proposed site in Minnetonka will have 550 parking spots, if using their previously presented math of 1.5 attendees per parking spot then they will need 800 parking spots...this means they knowingly anticipate that up to 250 cars could overflow from their parking garage... and will park where, exactly?

A comment that I heard over and over was that the services they host are not during prime drive time so the traffic impact was negligible. While services are not during rush hour, they are held during "prime family time." This is how to correctly view a proposed industrial building and the massive traffic flows it will cause in a low-density residential neighborhood. The surrounding neighborhood will become a parking lot on the weekend and likely ensure that the impacted homeowners will need to move to ensure the safety of their families.

EBC does hire local PD to direct traffic but those officers are only at the entrance/exit of their property and can't patrol the adjacent neighborhoods at the same time. They cannot control the path traffic takes to reach the site. This was one element in Corcoran- the hired police officers would not be able to prevent heavy traffic on local streets in any way.

A colleague I have that lives near one of the existing EBC sites and attends services there told me that the sheer number of vehicles make it impossible for them to leave or return to their home during the time prior to, during, after service times. Effectively, residents are blockaded in or out of their homes during a rather large portion of every weekend. This fundamentally alters the way with which they enjoy their property. This



is one of countless issues that were raised in Corcoran. EBC simply moving south a few miles (attempting to build their facility in the exact same type of neighborhood) does not make these issues, concerns, and constraints disappear.

I sincerely understand the balancing that is needed when using a critical eye to evaluate proposed land uses when a house of worship is involved but that should only ensure that you are treating them fairly and equally to other possible uses. If a Walmart, Best Buy, Target, or other building of similar size were proposed, any Planning Commission or City Council would rigorously evaluate that proposal, the value to the community, and the substantial impact on the surrounding community and neighborhood. This land use is no different from those, this is an industrial building with a parking ramp wedged into a quiet neighborhood that has drastic implications for the surrounding property owners' ability to enjoy their homes.

I greatly appreciate the fact that you have a concept plan review in place so that all parties are able to make good, well informed, decisions without investing a lot of time and energy. As someone who has been in the same shoes your concerned residents are, I humbly suggest the following prior to any decisions, preapprovals, or statements of acceptance regarding this land use:

1. Speak directly with the Corcoran City Council members to gain firsthand information from their experience in an identical situation.
2. Review the substantial amount of information that was provided by EBC and Corcoran area residents for their proposed building at 101 and Hackamore: availability of this information is available in the city council agenda packets and could be requested via email to the Corcoran City Administrator.
3. Require the appropriate environmental impact studies be performed before any level of approval is provided considering the sheer size of the combined structures with impermeable ground.
4. Insist that previous and new traffic study data be collected from all current EBC locations and require it be submitted for review and analysis by an independent third party.

I am formally requesting that this email be made available to the Minnetonka Planning Commission for their review prior to the first concept planning meeting on Thursday, February 17th, 2022 and to the City Council prior to their meeting on Monday February 28th, 2022.

Sincerely,

Jonathan Coots



**From:** [Brad Wiersum](#)  
**To:** [Jonathan Coots](#)  
**Cc:** [Mike Funk](#); [Loren Gordon](#); [Julie Wischnack](#); [Bradley Schaeppi](#)  
**Subject:** Re: Minnetonka Planning Commission - Eagle Brook Church  
**Date:** Sunday, February 13, 2022 4:56:32 PM

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Dear Mr. Coots:

Thanks very much for reaching out. The information you shared is instructive. I work to go into development projects like this with an open mind. However, the proposed site is constrained and there are environmental issues and concerns. The concept review process is an important step, and I intend to ask challenging questions. I am disappointed to hear that EBC does not interact meaningfully with resident concerns. That is not good. Thanks again. I am sure that we will communicate together in the weeks ahead.

Sincerely,

Brad Wiersum  
Mayor  
City of Minnetonka

On Feb 13, 2022, at 3:55 PM, Jonathan Coots <[jonathancoots@gmail.com](mailto:jonathancoots@gmail.com)> wrote:

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Prior to the Planning Commission meeting, EBC only engaged the city with officials and ignored residents, even when residents reached out. A couple of my neighbors attempted to set up a meeting with them and were ignored. They had similar concerns to what the Minnetonka neighbors do today - size, scope, parking, and traffic in a low-density residential neighborhood.

My neighborhood banded together and organized and was able to show our elected officials that EBC should not be put adjacent to a residential neighborhood. This process was a catalyst for massive local engagement in city government, leading to our city council having a large shake up with 2 new council members and new mayor as a result of dissatisfaction with

the previous leadership. It also prompted significant updates to local ordinances and standards to better anticipate and mitigate the impacts of large assembly uses in residential zones. Seeing this exact same scenario play out again in Minnetonka, when there are so many large open parcels available where they could be a good neighbor, really makes it hard for me to watch from the sidelines and is why I am writing to you.

My neighbors and I did substantial research on their proposed build, presented a treasure trove of data to the city for review, and ultimately the data showed that shoe horning this 2-acre industrial building and 10-acre parking lot into the NW corner of 101 and county road 47 was not workable. I would HIGHLY encourage you to reach out to current Corcoran City Officials to learn more information about how the city made its decisions as well as the research residents made to be heard and ultimately run for office.

- Mayor Tom McKee [REDACTED] and City council members Jeremy Nichols [REDACTED] were both residents who lived in the neighborhood impacted by EBC's proposed structure.
- Dean Vehrenkamp [REDACTED] was a member of the Planning Commission when it unanimously voted no to having EBC build in the proposed location.
- Alan Schultz [REDACTED] and Jonathan Bottema [REDACTED] were 2 current City Council members who voted no on the proposed structure.
- Please note that EBC chose to go to the City Council for a vote despite the fact the Planning Commission had unanimously voted no. Their refusal to make substantive changes or to find a more suitable, alternative location led to massive amounts of time being spent by city staff, elected officials, and the residents of my neighborhood.

The community opposition, ultimately including the city itself, was consistently clear in its communication: it wasn't that EBC wasn't a good fit for Corcoran, it's that that the facility in that specific location had issues, and there were other parcels of land that would have worked for them, including one that was adjacent to the City Hall building with ample space and almost every concern voiced by the community mitigated...no alternative options were every seriously considered or genuinely pursued by EBC, even after the original proposal was denied.

Many concerns that were raised directly with EBC fell upon deaf ears and "promises" they made were empty as they would walk them back quickly after making them. I raised a very specific concern regarding parking. They had proposed 848 parking spots that would support their 1,500-

person auditorium, yet the data provided by EBC indicated that 1 parking spot was needed for every 1.5 attendees, a deficit of 152 parking spots. When presented with this information they walked back their data, stated it was incorrect, and yet could not provide clarity on what was the correct formula for the data they had collected from other EBC sites.

The proposed site in Minnetonka will have 550 parking spots, if using their previously presented math of 1.5 attendees per parking spot then they will need 800 parking spots...this means they knowingly anticipate that up to 250 cars could overflow from their parking garage... and will park where, exactly?

A comment that I heard over and over was that the services they host are not during prime drive time so the traffic impact was negligible. While services are not during rush hour, they are held during "prime family time." This is how to correctly view a proposed industrial building and the massive traffic flows it will cause in a low-density residential neighborhood. The surrounding neighborhood will become a parking lot on the weekend and likely ensure that the impacted homeowners will need to move to ensure the safety of their families.

EBC does hire local PD to direct traffic but those officers are only at the entrance/exit of their property and can't patrol the adjacent neighborhoods at the same time. They cannot control the path traffic takes to reach the site. This was one element in Corcoran- the hired police officers would not be able to prevent heavy traffic on local streets in any way.

A colleague I have that lives near one of the existing EBC sites and attends services there told me that the sheer number of vehicles make it impossible for them to leave or return to their home during the time prior to, during, after service times. Effectively, residents are blockaded in or out of their homes during a rather large portion of every weekend. This fundamentally alters the way with which they enjoy their property. This is one of countless issues that were raised in Corcoran. EBC simply moving south a few miles (attempting to build their facility in the exact same type of neighborhood) does not make these issues, concerns, and constraints disappear.

I sincerely understand the balancing that is needed when using a critical eye to evaluate proposed land uses when a house of worship is involved but that should only ensure that you are treating them fairly and equally to other possible uses. If a Walmart, Best Buy, Target, or other building of similar size were proposed, any Planning Commission or City Council would rigorously evaluate that proposal, the value to the community, and the substantial impact on the surrounding community and neighborhood. This land use is no different from those, this is an industrial building with a parking ramp wedged into a quiet neighborhood that has drastic

implications for the surrounding property owners' ability to enjoy their homes.

I greatly appreciate the fact that you have a concept plan review in place so that all parties are able to make good, well informed, decisions without investing a lot of time and energy. As someone who has been in the same shoes your concerned residents are, I humbly suggest the following prior to any decisions, preapprovals, or statements of acceptance regarding this land use:

1. Speak directly with the Corcoran City Council members to gain firsthand information from their experience in an identical situation.
2. Review the substantial amount of information that was provided by EBC and Corcoran area residents for their proposed building at 101 and Hackamore: availability of this information is available in the city council agenda packets and could be requested via email to the Corcoran City Administrator.
3. Require the appropriate environmental impact studies be performed before any level of approval is provided considering the sheer size of the combined structures with impermeable ground.
4. Insist that previous and new traffic study data be collected from all current EBC locations and require it be submitted for review and analysis by an independent third party.

I am formally requesting that this email be made available to the Minnetonka Planning Commission for their review prior to the first concept planning meeting on Thursday, February 17th, 2022 and to the City Council prior to their meeting on Monday February 28th, 2022.

Sincerely,

Jonathan Coots

