CITY OF MINNETONKA

PLANNING COMMISSION
MARCH 3, 2022

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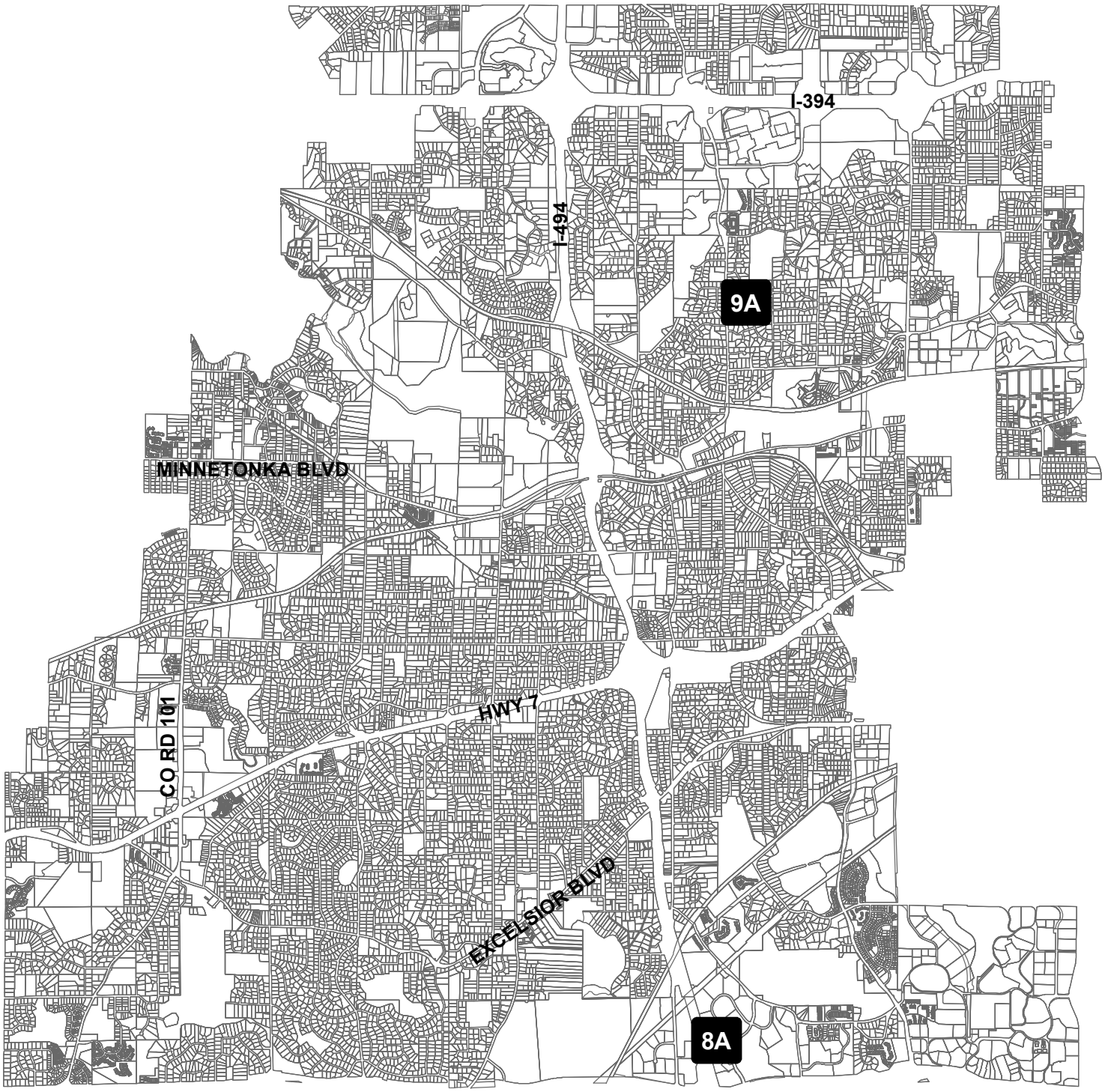


CITY OF MINNETONKA

Planning Commission Agenda
March 3, 2022

Due to the COVID-19 health pandemic, all meetings of the Minnetonka Planning Commission will be conducted pursuant to Minn. Stat. § 13D.021, until further notice. Planning Commission members will participate in the meeting remotely via WebEx. Members of the public who desire to monitor the meeting remotely or to give input or testimony during the meeting can find instructions at https://www.minnetonkamn.gov/government/virtual-meeting-information. Limited seating may be available at the regular meeting room, for members of the public who wish to attend in person, but the public is advised to call 952.939.8200 the day of the meeting to confirm that the room will be open.

1. **Call to Order**

2. **Roll Call**

3. **Approval of Agenda**

4. **Approval of Minutes:** Feb. 17, 2022

5. **Report from Staff**

6. **Report from Planning Commission Members**

7. **Public Hearings: Consent Agenda**

   None

8. **Public Hearings: Non-Consent Agenda Items**

   A. Ordinance amending the existing Minnetonka Corporate Center master development plan as it pertains to 6000 Clearwater Drive.

      Recommendation: Recommend the city council adopt the ordinance. (4 Votes)

      - Recommendation to City Council (March 8, 2022)
      - Project Planner: Susan Thomas

9. **Other Business**

   A. Concept plan for Minnetonka Woodland Preserve at 2511 and 2615 Plymouth Road.

      Recommendation: Provide feedback; no formal action.

      - To City Council (March 21, 2021)
      - Project Planner: Loren Gordon

Notices

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.

2. There following applications are tentatively schedule for the Mar. 17, 2022 agenda.

Project Description	Clark and Sanchez Residence, VAR
Project Location	4299 Annika Court
Assigned Staff	Ashley Cauley
Ward Councilmember	Brian Kirk, Ward 1

Project Description	Lee and Tauer Residence, VAR
Project Location	19102 Covington Rd
Assigned Staff	Bria Raines and Ashley Cauley
Ward Councilmember	Kissy Coakley, Ward 4

Project Description	Minnetonka Properties Group, EXP
Project Location	12908 Minnetonka Blvd
Assigned Staff	Bria Raines and Bria Raines
Ward Councilmember	Rebecca Schack, Ward 2

Project Description	Planet Fitness, Multiple
Project Location	12437 Wayzata Blvd
Assigned Staff	Ashley Cauley
Ward Councilmember	Rebecca Schack, Ward 2

Project Description	Abdo Market House, Multiple
Project Location	14317 Excelsior Blvd
Assigned Staff	Susan Thomas
Ward Councilmember	Brian Kirk, Ward 1

Project Description	Buhl Investments concept plan
Project Location	10900 Red Circle Drive
Assigned Staff	Loren Gordon
Ward Councilmember	Brian Kirk, Ward 1

Unapproved
Minnetonka Planning Commission
Virtual Meeting
Minutes

Feb. 17, 2022

1. Call to Order

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

2. Roll Call

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

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, and Assistant City Planner Susan Thomas.

3. Approval of Agenda

Powers moved, second by Hanson, to adopt the agenda as submitted with additions included in the change memo dated Feb. 17, 2022.

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

4. Approval of Minutes: Feb. 3, 2022

Waterman moved, second by Banks, to approve the Feb. 3, 2022 minutes as submitted.

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

5. Report from Staff

The next planning commission meeting, which was previously canceled, will be held on March 3, 2022 virtually.

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Items concerning Minnetonka Vantage and Momentum building at 5735 Co. Rd. 101.

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

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

Dave Maroney, the architect with ATSR Architects representing the applicant, stated that:

- Gordon did a great job summarizing the project and incorporating the updates.
- He met with school district administrators, teachers, and students to discuss the plans that include 68 parking spaces and the preservation of trees.
- The applicant is dedicated to using a high-quality material for the building. Elements would coordinate the buildings and continue a signature while setting the building apart.
- There would be large areas of glass on the exterior to maximize what is going on inside the building. The detail would be shown in how the stone exterior would be put together. There would be no major changes from the current plan.
- Under normal conditions, it would take 15 months to construct the building. The applicant plans to have three contractors working simultaneously. He hopes the building will be ready for operation in September of 2023.

Paul Bourgeois, Minnetonka Schools Finance Officer, stated that:

- The school district is under contract to be 100 percent sustainable for electricity and is an anchor tenant in multiple community solar gardens.
- The energy for this building would be completely solar sourced.
- The school district uses natural gas instead of coal.
- In 2013, the district earned an energy-star rating.
- The current programs are underway in a rented space and could provide a fallback option if there is a delay in constructing the proposed building.

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

Waterman stated that:

- He appreciated the presentations. He liked the detailed concept plan and liked the current plan.
- The proposal would be a good use of the land.
- It was good to see the results of the traffic study. He was concerned about parking but felt better after seeing areas identified that could handle the overflow.

- He likes the façade changes and changes in the exterior materials. It looks really good.
- He appreciates the preservation of the trees. The amount of tree removal would be well below tree preservation ordinance requirements.
- He likes the placement of the building.
- He supports the proposal.

Maxwell stated that:

- She agreed with Waterman. She appreciates the additional parking spaces which exceed code requirements to accommodate the high school use.
- She likes the thoughtful traffic-flow plan that uses the existing intersection and appreciates the results of the traffic study.
- She likes the building placement with respect to the trees and grading on the existing site.
- She appreciates the applicant keeping the building smaller and trusts the applicant to know what it needs.
- She likes the sidewalk connected to the lower level.
- The main entrance façade looks like a high-quality building.
- She supports the proposal.

Hanson stated that:

- He looks forward to supporting the proposal.
- He agrees with Waterman and Maxwell.
- He appreciated Mr. Maroney working with the students and teachers to gain their input.

Henry stated that:

- He suggested that the sign have a dark color in the background and the letters be white to be more visible.
- He agreed with commissioners.
- He likes the amount of natural light that would reach inside and the exterior similarities to the high school.
- He was proud that this would help prepare the students for the business world.

Powers stated that:

- He thought the proposal was a wonderful idea.
- He looks forward to seeing how some buildings would be repurposed as they become vacant.
- He wished the applicant luck in being able to obtain needed materials.

- He supports the staff's recommendation.
- The building would be very handsome.

Banks stated that:

- He agrees with commissioners.
- He was impressed with the adjustments made to the concept plan. He was glad more trees were able to be preserved.
- It is a good project that would serve a good purpose.
- He hopes supply chain issues would not slow down construction. He looks forward to its completion.

Chair Sewall stated that:

- He concurs with commissioners.
- The concept review was one of the most thorough ones he has ever seen.
- He appreciated the modifications completed since the concept plan review.
- His only concern was parking, but there are contingency plans in place to deal with a parking issue if one arises.
- He supports the staff's recommendation.

Maxwell moved, second by Henry, to recommend that the city council adopt the resolutions approving the site and building plan review, conditional use permit, and comprehensive guide plan amendment for a new Minnetonka Public Schools Vantage and Momentum facility at 5735 Co. Rd. 101.

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

Mr. Maroney thanked commissioners for helping the applicant improve the project.

This item is scheduled to be heard by the city council at its meeting scheduled on Feb. 28, 2022.

9. Other Business

A. Concept plan for Gatehouse Properties at 3928 and 3930 Shady Oak Road.

Chair Sewall introduced the concept plan and called for the staff report.

Thomas reported. Staff recommends that commissioners provide feedback on the key topics identified by staff and any other land use-related items that the commission

deems appropriate. This discussion is intended to assist the applicant in the preparation of more detailed development plans.

In response to Chair Sewall's question, Thomas stated that the tree protection ordinance would apply to the proposed concept plan.

In response to Henry's question, Thomas explained that since the neighborhood meeting, she has explained to neighbors who contacted her that Shady Oak Road is a county road and if a formal application would be submitted, then Hennepin County would need to approve driveway locations and density related to the number of trips that would be generated.

David Carlson, president of Gatehouse Properties, stated that:

- He has constructed 60 single-family houses and townhouses in Minnetonka, including Eldorado Villas located across from Big Willow Park.
- He appreciates the opportunity to present a concept plan before paying to complete items required for an application.

Jonathon Blaseg, a landscape designer with PLA representing the applicant, gave a presentation and explained the elevations. He stated that:

- Most of the driveways would slope down to the garages.
- The entry sequence creates an attractive pedestrian experience.
- There would be a trail leading to the water for casual recreational purposes.

Waterman confirmed with Mr. Blaseg that the top of the buildings would be below the top edge of the steep slope on the west side.

Powers asked if there would be enough buildable space for the concept plan. John Hink, the owner of Solution Blue, representing the applicant, stated that only a minor variance would be needed to meet all setback requirements. His civil engineering firm specializes in sustainable-stormwater management and completed the Gopher football stadium and Twins stadium and brought housing sites back to pre-settlement conditions. He was confident the project would meet all stormwater rate and quality requirements set by Minnetonka and the Minnehaha Creek Watershed District.

In response to Banks' question, Mr. Hink explained that buildings one, two, seven, eight, and nine would be at the same elevation. The buildings south of those buildings would drop ten feet in elevation.

Maxwell asked if it would be possible to locate a street access on Willmatt Hill or North Service Drive instead of Shady Oak Road. Mr. Hink answered that the topography, and in consideration of the neighbors, made Shady Oak Road the best location. Maxwell

suggested looking at utilizing an access road for the two houses on the northeast that could potentially reduce the amount of impervious surface.

In response to Maxwell's question, Mr. Hink identified the overflow parking area by the courtyard. Mr. Blaseg said that the site was designed to meet the city's parking requirements and be as conservative in its use of impervious surfaces as possible. He would reduce or remove the size of the auxiliary parking area if the city agreed. The concept was designed to meet city ordinances.

Maxwell thought creating a street between the six buildings would reduce the amount of impervious surface. Mr. Blaseg said that could be taken into consideration.

Maxwell noted that it could sometimes be tough to see access onto Shady Oak Road during rush hour.

In response to Henry's question, Mr. Carlson explained the floor plans. Mr. Carlson stated that:

- There is a great need for this type of housing. Minnetonka has had only two condominiums and no one-level townhouses on the market for the past week. There is a large demand created by people 55 years of age and older who would make their single-family residences available to younger buyers if condominiums or one-level townhouses were available.
- The concept plan would include two of the condominiums meeting the affordable housing guidelines by being priced at $316,000. The concept plan would meet the two conditions to allow approval of a zoning change to a planned unit development (PUD) by providing affordable housing and a type of housing needed in the city.
- All of the units would be very likely to be purchased by owners of single-family residences in Minnetonka and would make those houses available.
- All of the driveway slopes in the concept plan are less than ten percent.
- All of the units would have private elevators and windows on all four sides.
- The location of the dock was chosen to give everyone in the community access to the area.

Chair Sewall invited the public to provide input.

John Hobday, 3917 Willmatt Hill, stated that:

- The proposed access to Shady Oak Road is located on a blind curve. He hit a flock of geese with his vehicle in that location. He worried about drivers turning left.
- Drivers exceed the speed limit traveling in both directions on Shady Oak Road.

- He would prefer the access be located on North Service Drive. There is a left turn lane already in place to turn left onto North Service Drive.
- He suggested extending the sidewalk up to Willmatt Hill and Cottage so that residents of the proposal could safely walk up Shady Oak Road. There is a bike lane, but that is used by bicycles.
- The site would go from having two single-family residences to nine buildings with two stories and underground garages. He appreciates that the garages would be lowered to the greatest extent possible. The site is approximately three acres. He thought 18 units would not be considered low density.
- He was "not absolutely opposed" to the concept plan. The renderings are very nice. He might consider living there himself. He would support up to seven units with a little more green space and off-street parking.
- He worried about the environment. He was thrilled to hear the city has a tree ordinance.
- Building number eight would cut into the steep slope of the hill. He would encourage building eight to be removed.
- He was not opposed to someone making a profit, but he wanted to balance that with the existing homeowners' property values. He thought his property value would "take a hit." This would be higher-priced real estate.
- He would like to see a comparison of the total roof height with the elevation of Willmatt Hill.
- The development would be very attractive.
- He likes the green space between the lower levels.

John Walker, 4001 Auburn Drive, stated that:

- He was not opposed to the development, although the density seemed too high.
- He thought the elevation would have to be raised for the four units located closest to the lake.
- He asked when the protections for the lake and floodplain would be reviewed.
- He was skeptical of how much of the site would be buildable.

Chair Sewall noted that this is a concept plan review, not an actual application.

Mr. Hink clarified that the title shows that the site is six acres in size, not three acres.

Mr. Blaseg stated that there would be no fill added. The garages would be located as low as possible relative to the preliminary analysis of the water table. FEMA and floodplain regulations would be followed.

Maxwell stated that:

- A low-density use makes sense for the site. Having several two-unit structures could meet low-density zoning requirements.
- If the concept plan would be a little too dense, then she suggested removing two units in the middle and moving the rest away from the lake.
- She would like to see consideration of the entrance and traffic flow in the area.

Henry stated that:

- He agreed with Maxwell.
- He felt that the density would be too high.
- He appreciated the need for single-level living.
- The site's proximity to trails and parks is great.
- He would like to see more of a connection with nature and a reduction in the amount of impervious surface.

Banks stated that:

- He would prefer fewer buildings. Six or seven buildings would allow more room for common areas and create more public parking spaces.
- He was concerned with the traffic on Shady Oak Road and the site having only one access point. He thought North Service Drive could be used for a second access point.
- He appreciates the affordable housing aspect. He would like that to remain long-term.
- The design is great, and single-level living is a necessity.
- He likes the elevators, which reduces some of the footprint.
- The site looks crowded.

Waterman stated that:

- The proposal is very attractive.
- There is a need for this type of housing.
- It makes sense to change the zoning from R-1 to a PUD, but the proposed density would be a little too much.
- He appreciated the preservation of the wooded tree area and wetlands.
- He likes the grading ideas.
- The site is unique due to the steep slope. The slope would lend itself well to the two-story concept with a sunken garage.
- He was concerned with the left turn onto Shady Oak Road. The North Service Road could be an interesting option.
- He thought overflow parking should be a consideration.
- He likes the green space and landscaping.

- He would like to see more of the proposal with a little less density.

Powers stated that:

- He was interested to find out how much buildable land the site has.
- David Carlson is a wonderful builder who has hired a wonderful engineer. He looks forward to seeing what would be developed.
- He did not think Hennepin County would allow a curb cut onto North Service Drive.
- He wants the proposal to look like Minnetonka from Hwy. 7 and Shady Oak Road.
- It will be fascinating to watch the proposal unfold.

Chair Sewall stated that:

- He supports the idea of low-density housing. It would be denser than what is there now, but the site has six acres. He supports the mild change in density.
- He loves the concept of single-level living with condominiums and townhouses meeting affordable housing standards.
- The proposal is done beautifully.
- Nine units would be too dense. Eight would be better. Seven would look pretty good.
- He recommended setbacks be followed as closely as possible, especially the wetland floodplain setbacks.
- The public speakers made very valid points.
- He wished the applicant luck on the project.

This item is scheduled to be heard by the city council at its meeting scheduled on Feb. 28, 2022.

B. Concept plan for Eagle Brook Church at 15407 and 15409 Wayzata Blvd.

Chair Sewall introduced the concept plan and called for the staff report.

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

Deb Hauber, the expansion director for Eagle Brook Church and applicant, gave a presentation. She stated that:

- She is excited to hear the commissioners' feedback on the proposal.
- She described Eagle Brook Church’s previous and current locations.

- The design of their buildings is intentional.
- The applicant's existing buildings and landscapes are cared for well. She provided photos of existing buildings at other locations.
- She was happy and confident that the proposed use would fit on the site. The site has a lot of green space and wetlands.
- The building size would be between 55,000 and 60,000 square feet. The auditorium would have 1,200 seats. There would be up to 550 parking stalls.
- There would be no fill of wetlands, and the wetland setback buffer would be maintained.
- The proposal would stay very close to the existing footprint on the site in regard to the building and parking area.
- A parking deck would be built to provide ample parking and protect the wetland. The building and parking structure would have modest sightlines and elevations.
- The traffic pattern for an assembly use is different than the current use's traffic pattern. Successful traffic management is important to the applicant. If people have to wait in long cue lines, then they will not return.
- This would be the church's eighth site build. The applicant has had great experiences and success managing on-site traffic by working with local police departments.
- The applicant values the community and is a great neighbor. People matter to them, and they want to be an asset to the community.
- She appreciated their time and welcomed feedback from commissioners.

Chair Sewall invited the public to comment on the concept plan.

Helen Friedlieb, 10451 Greenbrier Road, stated that:

- The proposal would encroach on her neighborhood and create pollution and neighborhood disruption.
- She is against the proposal.
- She appreciated their time.

Flannery Daley, 1431 Clarendon Drive, stated that:

- The applicant declined to attend a meeting the neighbors invited them to and organized.
- She had a negative response to the proposed 550-stall-parking garage. The proposed parking structure would have two levels which would be one level less than the parking structure at Hopkins Crossroads and I-394. The Hopkins municipal ramp has 380 stalls.
- She did not see how the concept plan would balance the impact of new uses and development on the surrounding neighborhood and

transportation systems in accordance with the 2030 comprehensive guide plan.
- The proposal would not protect her property value or capitalize natural resources protection.
- The concept plan would not preserve the integrity of the neighborhood.
- It would not be a one-story design since there would be different roof levels.
- The existing structure on the site is built into the land, does not appear "garish" or large from the freeway, and fits into the neighborhood.

Alex Topousis, 15320 Holdridge Drive, stated that:

- A church moving onto the site would probably be the best thing for the neighbors. It would be better than an apartment building or other options.
- He thought seating for 1,200 and a two-story parking garage would be excessive.
- His biggest concern is for wildlife. There are a lot of deer running through his backyard.
- He was concerned for the watershed.
- He was concerned with vehicle lights from the second level of the parking garage reaching his house.
- The problems with the proposal would be solved if the occupancy would be lowered to not need a 500-stall-parking structure.
- He thought there would be more events than just Wednesday nights and a couple of services on Sunday.
- It would be excessive for the property to have a two-story parking garage.
- He did not know if parking garages felt like Minnetonka.

James Rowe, 1533 Clare Lane, stated that:

- There is a church in the neighborhood already. The traffic could overload the infrastructure now and as the church continues growing.
- There is a fire station that could be impacted on Sunday.
- He opposes the parking ramp. It would have a tremendous impact on the nearby property values.
- It would be the only church that would have a parking ramp in a suburban area outside of Minneapolis and St. Paul.
- He appreciated everyone’s time.

Laura Keith, a Wayzata resident, asked, "What about the Wayzata residents?" She stated that:

- Minnetonka staff should connect with Wayzata residents to help them understand the concept plan.

- She was concerned with traffic west of the church at the frontage road and Co. Rd. 101, which currently is not ideal when turning left.
- She was concerned with increased traffic on Crosby Road. She requested that the traffic study include Crosby Road in Wayzata.
- She requested an environmental assessment be completed. She was concerned about what impact the increase in light pollution and vehicle emissions would have on the wetland.
- The project would be “too large” and “not fit the area.”

Stephen Wangstad, 15509 Post Road, stated that:

- The proposal would not fit in Minnetonka.
- The runoff and salt from Interstate 394 currently prevent a pond from freezing. Something bigger than Hillcrest would make the situation worse.
- He would like to use independent contractors Minnetonka has not used before to do the environmental review process.
- It would not be attractive.
- He prefers other options.
- He appreciated being able to speak.

Kristen Gildemeister, 1504 Clarendon Drive, stated that:

- She appreciated everyone’s time.
- She agreed with the previous statements.
- Other proposals have been approved for the area, including a senior living facility and hotel, which will impact traffic. Firefighters may not be able to access the fire station.
- She opposed the proposal.

Catherine Friedrich, 15424 Holdridge Drive, stated that:

- She would like to see a rendering of what the proposal would look like from Holdridge Drive.
- She was concerned with a two-story parking garage.
- There is no traffic currently on the south or west side of Hillcrest. She did not want vehicles turning around in the cul-de-sac.
- Crosby Road, McGinty Road West, Co. Rd. 101, and Wayzata Blvd. cannot handle additional traffic, especially in the summer and on the weekends. That is a huge concern.
- The wetland, wildlife, and tree protection ordinance are very important.
- She wants to see detailed renderings of the proposal.

Sandy Sykfo, 15510 Court Road, stated that:

- She has visited existing Eagle Brook Churches, and they are gorgeous buildings.
- The proposed footprint would match the existing footprint.
- The zoning of the site allows high-density residential and commercial uses since it is in the I-394 District.
- Better visual renderings would help people visualize the proposal.
- People need to think about the alternatives that the city would not be able to stop. She would not want a Walmart on the site.
- There are volunteers who handle traffic and safety on Sundays. She would not go if entering and exiting the site would be difficult.
- She did not want the land ruined. She trusts the current applicant and felt better renderings would help people become more comfortable with the proposal.
- She appreciated being able to share her comments.

Jonathon Coots, Corcoran resident, stated that:

- The concept plan would "shoehorn" something into a space that would not fit.
- The facility could be built somewhere else.

Cindy Britain, 1527 Clarendon Drive, stated that:

- She agreed with the previous concerns.
- She supports completing a traffic study and environmental impact study.
- She was concerned with concentrated traffic occurring at the same time as the traffic from the church across the street.
- Drivers from Hillcrest would travel on Clarendon Drive to get around traffic and impact the neighborhood.
- She wants the traffic to stay out of the neighborhood area and be funneled onto Wayzata Blvd., which already has a lot of traffic.
- She appreciated her comments being heard.

Kim Kallerup, 1419 Clarendon Drive, stated that:

- She agreed with the previous comments.
- She opposes the concept plan.
- The proposal conflicts with the 2030 comprehensive guide plan.
- Clarendon Drive is very narrow and has no sidewalks or lights.
- The proposal would not fit in the area.
- She opposes the proposal.
- She appreciated being given time to voice her opinion.

Sarah Schwabel, 15704 White Pine Drive, stated that:

- She was concerned with pedestrian safety on Wayzata Blvd. and Crosby Road from an increase in traffic.
- She was concerned with traffic.
- She opposed the concept plan.
- She appreciated the time to speak.

Flannery Daley, 1431 Clarendon Drive, asked if the site's current zoning allows commercial use.

Greg Greffin, 1539 Clare Lane, stated that:

- He opposed construction occurring 30 feet from his dining room window for weeks or months.
- He heard the parking lot was built on a landfill, and 100 steel pilings would be needed to construct a parking ramp.
- He opposes a parking ramp being built in a residential area.

Jenny Greffin, 1539 Clare Lane, stated that:

- The concept plan has 550 parking stalls. If one parking spot is needed for every 1.5 attendees, then 800 parking spots would be needed, so up to 250 vehicles would not fit in the parking garage.
- She opposes the proposal because of the out-of-proportion, large scale of the building, and the traffic that it would create.
- There is another church on the service road left of Clare Lane.

Chair Sewall thanked the speakers for being brief, not being repetitive, and being respectful.

Gordon clarified that the site is guided, by the 2040 comprehensive guide plan, for institutional use and is zoned part of the I-394 PID District, which allows a variety of uses which includes office, retail, residential and institutional uses.

Powers stated that:

- The site is a reasonable location for a church.
- It was reasonable for neighbors to be concerned about traffic created by a church of this size.
- The size of the use needs to shrink in order to become viable. It appeared that the buildings in other locations were not adjacent to single-family residential housing.
- The applicant has a lot of work to do with the neighbors.
- A two-story parking ramp would not fit the site. He would like to see a rendering.

- Clare Lane is a small street to accommodate the proposal's level of activity this quickly.

Hanson stated that:

- He agreed with Powers.
- A church use would fit the site, but he was concerned that the two-story parking ramp would not fit into the neighborhood.

Maxwell stated that:

- She agreed that a church would be a reasonable use for the site.
- She appreciated that the footprint of the proposed structures would match the existing footprint, would not require fill, and would not encroach into the wetland setback buffer. The footprint is reasonable.
- The scale of traffic and the size of the parking structure are issues.
- She appreciated that the buildings and landscapes of the other sites were customized for each location. She was comfortable that an attractive aesthetic would be created to make the proposal feel like Minnetonka.
- She encouraged the applicant to work with the neighbors to answer their questions.

Banks stated that:

- He agreed with the proposed use of the site.
- He looks forward to seeing renderings to answer some of the questions.

Waterman stated that:

- He concurs with commissioners.
- The property would be an appropriate site for a church and is guided and zoned appropriately.
- The size of the facility and parking would need to be scaled back because of the number of drivers who would be there at concentrated times.
- A parking ramp so close to a residential neighborhood would be hard to find reasonable. A rendering may show a creative way to diminish its appearance.
- Neighborhood engagement is essential for the proposal to move forward.
- He would welcome learning the results from a traffic study if the proposal moves forward.

Henry stated that:

- It is difficult to evaluate a concept plan without details. When change happens, it is easy to fear the worst.

- He appreciated the concept plan presentation.
- A church would be an appropriate use of the site.
- The building size could work.
- He struggled with adding a two-level parking ramp to the area. It would stick out. Mitigation of the appearance of the ramp would have to be done.
- The amount of traffic may be too much for the area.
- He encouraged more interaction between the applicant and neighbors.

Chair Sewall stated that:

- He supports staff discussing the concept plan with the city of Wayzata staff.
- He visited the site and walked around the building. It is a perfect location for a church.
- He felt the building capacity and amount of parking need to be more modest and get the traffic level to a more palatable level.

This item is scheduled to be heard by the city council at its meeting scheduled on March 7, 2022.

10. Adjournment

Maxwell moved, second by Banks, to adjourn the meeting at 10:20 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

Agenda Item 8

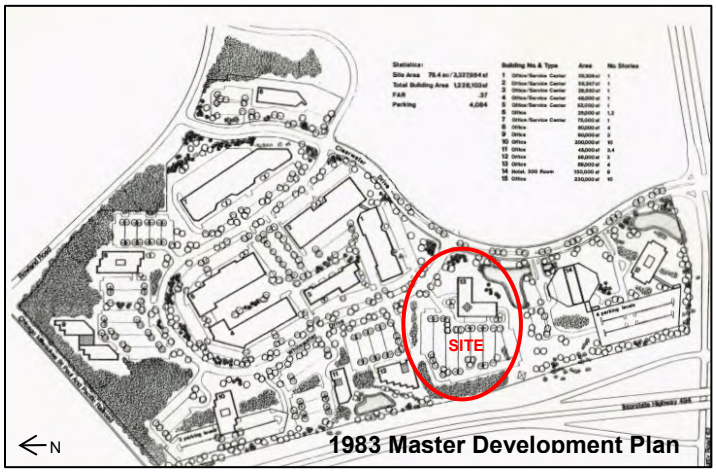
Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
March 3, 2022

Brief Description	Ordinance amending the existing Minnetonka Corporate Center master development plan as it pertains to 6000 Clearwater Drive
Recommendation	Recommend the city council adopt the ordinance.

Background

The subject property is located within the 77-acre Minnetonka Corporate Center and is subject to the Minnetonka Corporate Center master development plan. The plan was approved in 1983 and originally envisioned a business park containing 15 development sites. The plan designated each of the sites for general office, service center, and hotel uses. Since its approval, the Minnetonka Corporate Center master development plan has been amended on several occasions.



1983 Master Development Plan

Proposal

King Technology specializes in recreational water sanitizing solutions. (For more information, see their website.) The company has outgrown its current location in Hopkins and proposes purchasing and occupying the four-story office building at 6000 Clearwater Drive. The building's existing underground parking area would be converted to research and development space to accommodate King Technology. As the property is designated for general office use, the master development plan must be amended to allow for this non-office use.

Staff Analysis

The proposed amendment is reasonable for two primary reasons:

- **Parking.** The conversion of the parking area to useable space would reduce on-site parking while at the same time increasing the building's parking requirement. Nevertheless, city code parking standards would continue to be met on-site through the use of proof-of-parking.

Parking Stalls Required	Existing Use	Proposed Use
Office Use	375	375
Research and Development	-	26

Storage	-	13
TOTAL REQUIRED	**375 stalls**	**414 stalls**
TOTAL AVAILABLE	374 constructed surface stalls + 43 proof-of-parking = **417 stalls**	

The applicant anticipates that the existing, constructed stalls would meet their current and future business needs. As a condition of approval, the proof-of-parking stalls would be constructed in the future only after the city has confirmed that parking demand regularly exceeds parking supply.

- **Intensity of Use.** As described to staff, the research and development component of King Technology would not be independently staffed – meaning individual staff would utilize this area *in addition to* their offices in other parts of the building, not *instead of* offices in other parts of the building – and no manufacturing would occur in the building. The staff-drafted amendment specifies these conditions, putting any future building owner or tenant on notice as to how this space could be used.

Staff Recommendation

Recommend that the city council adopt the ordinance amending the existing Minnetonka Corporate Center master development plan as it pertains to 6000 Clearwater Drive.

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

Supporting Information

Surrounding Land Uses

North: Office building, zoned PUD
South: Daycare and hotel, zoned PUD
East: Office building, zoned PUD
West: Interstate 494

Planning

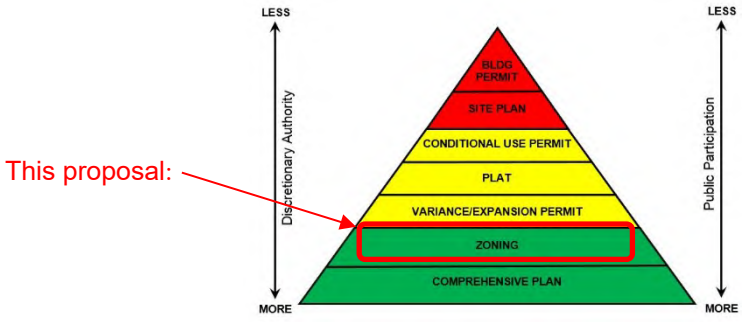
Guide Plan designation: mixed-use
Zoning: PUD, planned unit development

Parking Easements

The subject property is encumbered by and, conversely, benefits from parking easements. The 374 constructed stalls noted in this report as "available" accounts for these easements.

	Parking Stalls
On-site surface stalls at 6000 Clearwater Drive	427
On-site surface stalls for the use of 12900 Whitewater	-100
Off-site surface stalls for the use of 6000 Clearwater	+47
TOTAL STALLS for the exclusive use of 6000 Clearwater	**374**

Pyramid of Discretion



Voting Requirement

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

Motion Options

The planning commission has two options:

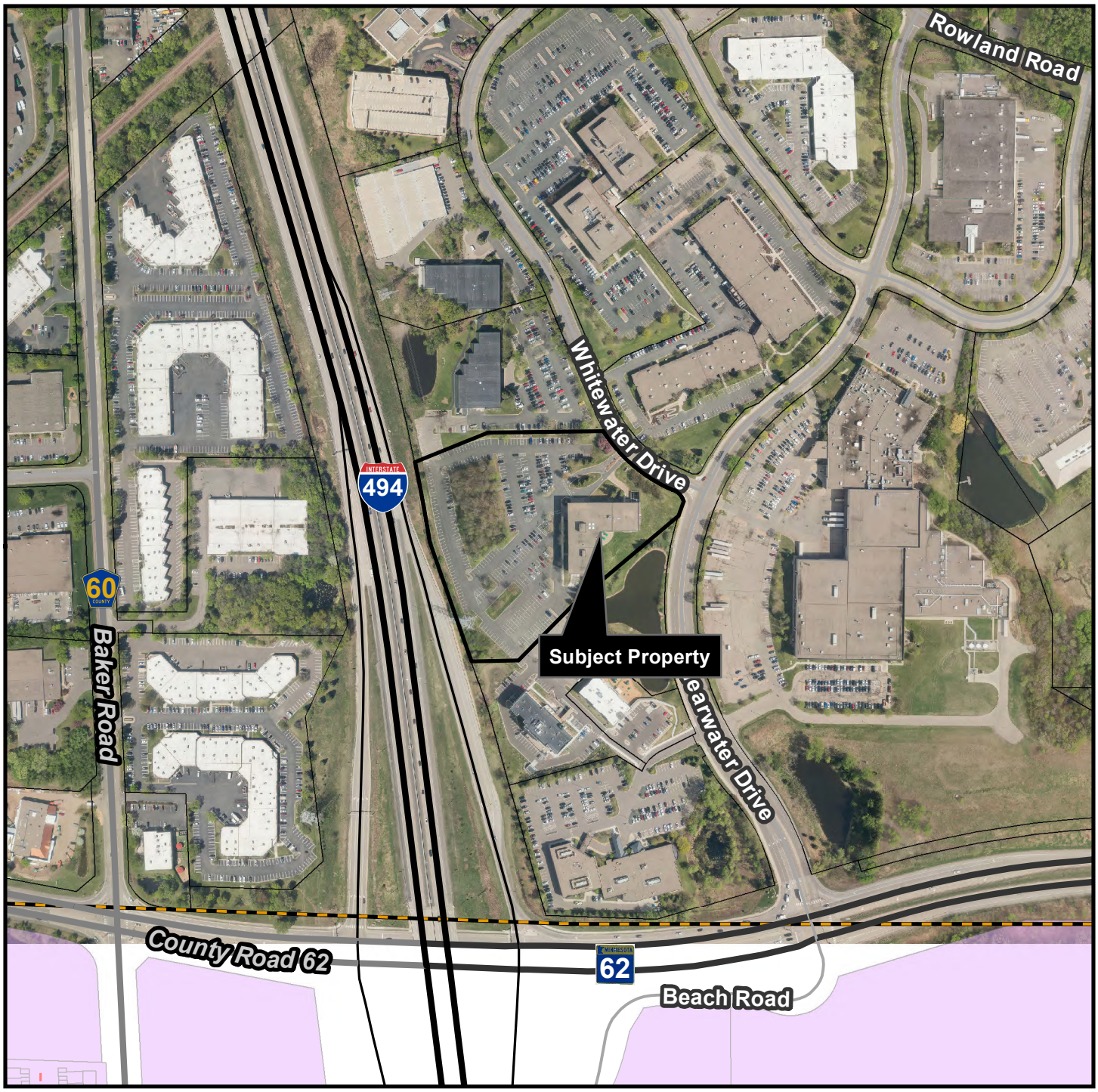
1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution denying the request.

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

3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

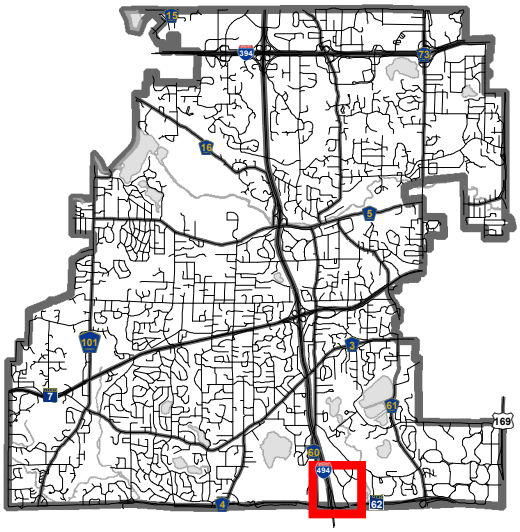
Neighborhood Comments The city sent notices to 45 area property owners and received no responses to date.

Deadline for Decision **May 28, 2022**



Location Map

Project: King Technology
Address: 6000 Clearwater Drive



CITY OF MINNETONKA

City of Minnetonka
Master Development Plan Application - Amendment
King Technology, Inc.
January 19, 2022

Background - King Technology, Inc.

King Technology, Inc, is a researcher, developer, and manufacturer of specialized sanitizing solutions for the recreational water industry. The company was started in 1979 in Hopkins, MN, and is a privately owned business run by the King family since inception. This year represented the 25 year anniversary of the FROG brand of patented products which are uniquely designed to sanitize hot tubs and pools using minerals plus chlorine or bromine. King has enjoyed tremendous growth due to dedication to inventing products that work and are easy to use.

The pool and hot tub industry has experienced solid, steady growth over the past twenty years. Consumers continue to install new pools and spas every year, and the demand for these products has only increased with the advent of the pandemic, with short and long term prospects painting a positive picture over the coming years. King Technology has developed strategic partnerships with the major pool and hot tub manufacturers and distributors such as Jacuzzi, Hot Springs and Bullfrog to bundle King's chemical delivery solution on new system sales. With its unique delivery, chemistry, and ease of use, the FROG brand is becoming the industry standard, as evidenced by King's ability to gain market share and traction at an exponential pace.

King Technology, Inc., is proposing a major capital investment through the purchase and renovation of an existing building at 6000 Clearwater, Minnetonka, Minnesota. The intent is to expand operations to allow for anticipated growth in a larger footprint. The new location will house all of the company's existing departments, including Research & Development, Marketing, Sales, Operations, Human Resources, IT, Finance and the Executive team. The building is owned by Associated Bank, and is comprised of 100,000 square feet of office space, plus an underground level.

The office layout on the first two floors will be redesigned and expanded to accommodate the footprint for existing employees and future growth. The plan includes enhancement of the kitchen/cafeteria along with a micro-market, provision of ample training and conference areas, addition of a fitness center, building of internal stairs to connect the first two floors, and prominent display of company and product history in the lobby entrance.

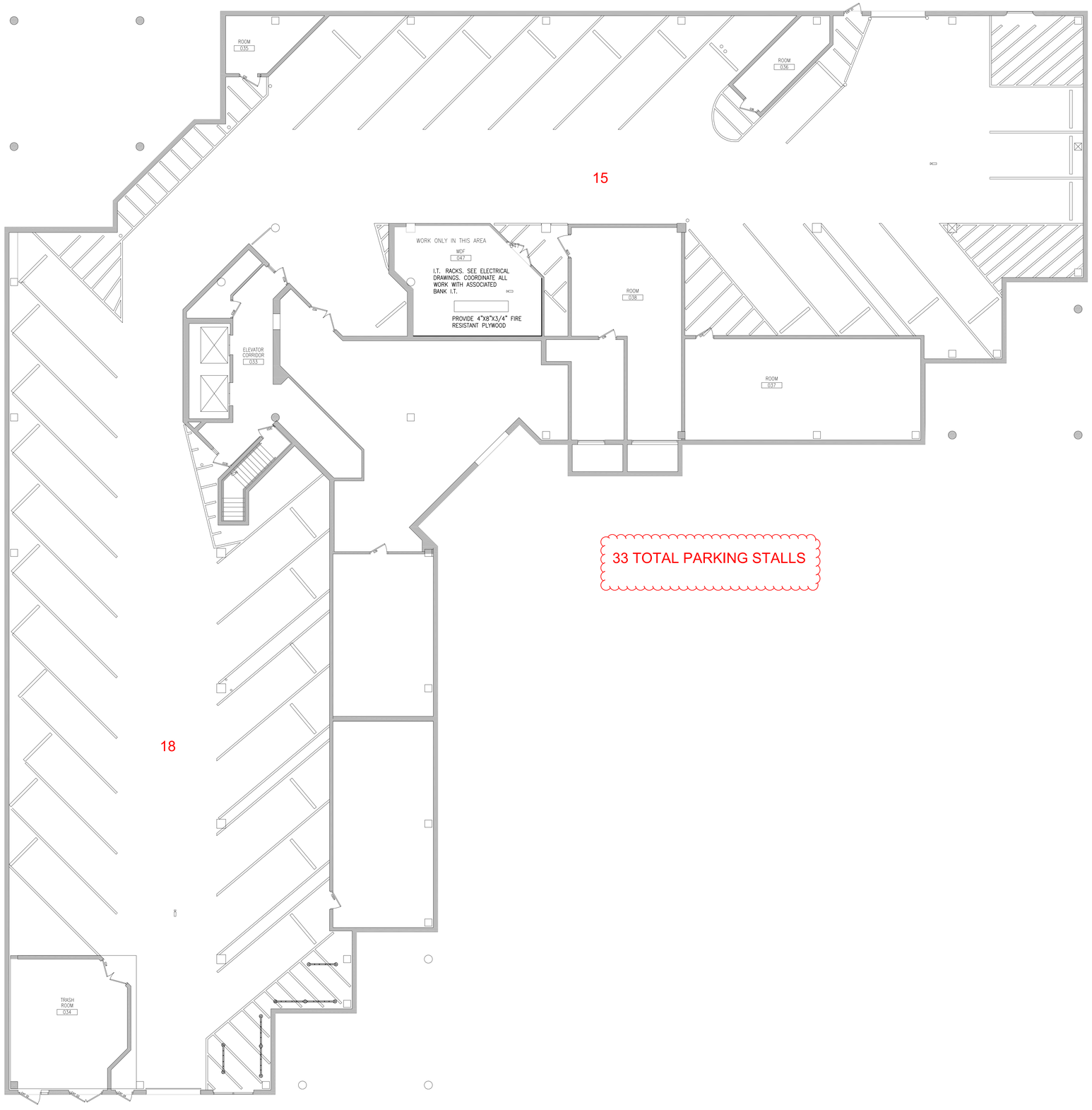
Utilization of Lower Level - King Technology, Inc.

The lower, or underground, level of the building will be transformed from underground parking into an Innovation Center to support the technical research and development activities of the company. As an enterprise focused on research and development, King will use the space to house hot tubs, swim spas and other small bodies of water to conduct tests on the sanitizing efficacy of King products as well as competitive solutions. A collaboration space will be added for creative meetings with marketing, sales and external customers to develop new product concepts, while additional space will be allocated for lab and bench testing. The underground level will also be used for warehouse and excess storage space.

Existing Parking - King Technology, Inc.

King has analyzed the existing parking at 6000 Clearwater, and has determined that it is more than adequate to meet the current and future business needs of the company and other tenants in the building.

Current lower level plan



1 A2.y LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

NORTH

FLOOR PLAN GENERAL NOTES

A) DO NOT SCALE DRAWINGS.

B) NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

C) IN THE CASE OF AMBIGUITIES, DISCREPANCIES, OR IRREGULARITIES IN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

D) IN ALL CONSTRUCTION TYPES, ALL WOOD USED IN THE FOLLOWING LOCATIONS IS TO BE PRESERVATIVE-TREATED:
1. WOOD IN CONTACT WITH THE GROUND OR WATER.
2. WOOD IN EXTERIOR FOUNDATION WALLS.
3. WOOD IN CONTACT WITH CONCRETE SLABS-ON-GRADE, OR IN CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS.
4. WOOD WITHIN A CRAWL SPACE OVER EXPOSED EARTH.
5. AT OTHER LOCATIONS NOTED ON THE CONSTRUCTION DOCUMENTS.

E) ALL WOOD USED IN BUILDINGS OF TYPE I OR II CONSTRUCTION (SEE CODE DATA SHEET), IS TO BE FIRE-RETARDANT-TREATED, WITH THE FOLLOWING EXCEPTIONS:
1. PRESERVATIVE-TREATED WOOD AS NOTED IN GENERAL NOTE "D" ABOVE.
2. INTERIOR FLOOR FINISH AND INTERIOR FINISHES; TRIM AND MILLWORK SUCH AS CABINETRY, DOORS, DOOR FRAMES AND WINDOWS.
3. BLOCKING FOR HANDRAILS, MILLWORK, CABINETS, AND WINDOW AND DOOR FRAMES.

F) SEE SHEET A0.2 FOR SYMBOLS, INDICATION OF MATERIALS, PARTITION TYPE DETAILS & ABBREVIATIONS.

SPACE SUMMARY

WAREHOUSE: 2,275 SF	2 SPOTS
R&D LABS: 10,644 SF	31 SPOTS
STORAGE: 4,666 SF	5 SPOT

TOTAL PARKING: 38

NOT FOR CONSTRUCTION

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

KING TECHNOLOGY
RENOVATION
MINNETONKA, MN

LOWER LEVEL FLOOR PLAN

Issues and Revisions:

Transcription No: 43539-21226
Drawn by: Author
Checked by: Checker

SHEET
A2.y

TRUE SHEET SCALE
0" 1/2" 1"

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1/18/2022 8:51:57 AM

Ordinance No. 2022-

An ordinance amending the Minnetonka Corporate Center master development plan as it pertains to the property at 6000 Clearwater Drive

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The City Of Minnetonka Ordains:

Section 1. Background

1.01 The subject property is located at 6000 Clearwater Drive. It is legally described as: Lot 7, Block 2, Minnetonka Corporate Center.

1.02 In 1983, the city approved the master development plan for the Minnetonka Corporate Center. The plan designates the subject property for office use.

1.03 King Technology is proposing to occupy the existing, four-story building on the subject property. The building's existing underground parking area would be converted to research and development space to accommodate the business.

1.04 This ordinance hereby amends the existing Minnetonka Corporate Center master development plan pertaining to the subject property. Specifically, this amendment allows for the research and development space within the building, as outlined in Section 3 below.

Section 2. Findings

2.01 The proposed research and development space would not conflict with the existing uses in the Minnetonka Corporate Center.

2.02 The proposed research and development space would not conflict with the primary office use of the building on the subject property.

2.03 The proposed research and development space would not negatively impact public health, safety, or general welfare.

Section 3.

3.01 Approval is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:

   - Building Plans, dated Dec. 22, 2021
   - Proof-of-Parking plan, dated Feb. 17, 2022

   The above plans, attached to the staff report associated with this resolution, are hereby adopted as the master development plan.

2. The research and development space must be associated with the building's primary office users.

3. No manufacturing may occur within the building; manufacturing would require a separate review and amendment of the master development plan.

4. Proof-of-parking may be constructed only upon written approval from the city and only after the city determines that parking supply regularly exceeds parking demand.

5. Prior to issuance of a building permit for research and development space:

   a) Depending on the extent of the building model/renovation, specifically, any work within or affecting the building's atrium, the existing atrium smoke exhaust system must be evaluated and tested. Test results must be provided to the city's fire marshal for review and approval.

   b) The existing fire sprinkler system design must be assessed by a fire sprinkler company to ensure proper discharge density for storage of hot tubs/plastics, etc., in the lower level. This assessment must be provided to the city's fire marshal for review and approval.

   c) The building owner must obtain any state or county-required hazardous materials permits.

Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on March 7, 2022.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: Feb. 28, 2022
Date of adoption: March 7, 2022
Motion for adoption:
Seconded by: Carter
Voted in favor of:
Voted against:
Abstained:
Absent:
Ordinance adopted.
Date of publication:

I certify that the foregoing is a correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota, at a regular meeting held on March 7, 2022.

Becky Koosman, City Clerk

Minnetonka Planning Commission Meeting

Agenda Item 9

Other Business

MINNETONKA PLANNING COMMISSION
March 3, 2022

Brief Description	Concept plan for Minnetonka Woodland Preserve at 2511 and 2615 Plymouth Road
Action Requested	Discuss concept plan with the applicant. No formal action is required.

Background

The properties at 2511 and 2615 Plymouth Road have long been used as single-family homesite. The site is comprised of two properties containing 9.51 acres. Site environmental features include large mature trees (including a woodland preservation area) and sloped areas. Access is from Plymouth Road.

The surrounding single-family neighborhoods were developed in the 1970s, '80s, and 2000s.

2511 and 2615 Plymouth Rd.

Proposal

Rachel Development and Charles Cudd have submitted a concept plan to redevelop the properties at 2511 and 2615 Plymouth Road. The concept plan contemplates 18 single-family lots, a public road with access from Plymouth Road., two private common driveways serving four lots, and the preservation of 3.6 acres of woodland and natural topographic features. Density is 1.89 housing units per acre, with lots averaging approximately 10,000 sq. ft.

Minnetonka Woodland Preserve Concept Plan

Concept Plan Review Process

The staff has outlined the following Concept Plan Review process for the proposal. At this time, a formal application has not been submitted.

- **Neighborhood Meeting.** A virtual neighborhood meeting was be held on Jan. 27, 2022. The development team overviewed the property history and project details. Approximately 17 neighbors attended, asking questions and providing comments on the following topics:

  - Can the stormwater pond include a fountain to keep the pond cleaner?
  - Would site access come from Crescent Ridge Road.? Can the site be accessed from the north?
  - Would ash trees be protected?
  - Would there be a traffic signal on Plymouth Road.? Would a traffic study be required?
  - Could there be a park in the preserve area?
  - Could there be public trails in the wooded area?
  - Can there be less density?
  - Consider trees or fencing to buffer adjacent neighborhoods; matching lot sizes of surrounding lots.
  - Can we tour the property?

- **Planning Commission Concept Plan Review**. The purpose of concept plan review is to give commissioners the opportunity to identify – for the developer and city staff – what they see as the positive components of a development concept, and any issues or challenges they foresee. The concept plan review meeting will include a presentation by the developer of conceptual sketches and ideas but not detailed engineering or architectural drawings. No staff recommendations are provided, no motions are made, and no votes will be taken.

- **City Council Concept Plan Review**. The city council concept plan review is intended as a follow-up to the planning commission meeting and would follow the same format. No staff recommendations are provided, the public is invited to offer comments, and council members are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.

Key Topics

The staff has identified and requests the planning commission feedback on the following key topics.

- **Site Plan.** Does the commission have comments on the overall project layout? Approach to land and tree preservation?

- **Lot Size and Home Design**. Does the commission have comments on lot size, location, or home design considerations?

- **Other Considerations.** What other land use-related items would the commission like to comment on?

Staff Recommendation

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

Originator: Loren Gordon, AICP, City Planner

ADDITIONAL INFORMATION

Next Steps

- **Formal Application.** If the developer/applicant chooses to file a formal application, notification of the application would be mailed to area property owners. Area property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide owners with ongoing project updates, (2) owners can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) owners may provide project feedback on the project; and (4) and staff can review resident comments.

- **Council Introduction.** The proposal would be introduced at a city council meeting. At that time, the council would be provided another opportunity to review the issues identified during the initial concept plan review meeting and to provide direction about any refinements or additional issues they wish to be researched and for which staff recommendations should be prepared.

- **Planning Commission Review.** The planning commission will review and subsequently make a recommendation to the city council on land use matters.

- **City Council Action**. Based on input from the planning commission, professional staff, and the general public, the city council would take final action.

Roles and Responsibilities

- **Applicants.** Applicants are responsible for providing clear, complete, and timely information throughout the review process. They are expected to be accessible to both the city and the public and respect the integrity of the public process.

- **Public.** Neighbors and the general public will be encouraged and enabled to participate in the review process to the extent they are interested. However, effective public participation involves shared responsibilities. While the city has an obligation to provide information and feedback opportunities, interested residents are expected to accept the responsibility to educate themselves about the project and review process, provide constructive, timely, and germane feedback, and stay informed and involved throughout the entire process.

- **Planning Commission.** The planning commission hosts the primary forum for public input and provides clear and definitive recommendations to the city council. To serve in that role, the commission identifies and attempts to resolve development issues and concerns prior to the council's consideration by carefully balancing the interests of applicants, neighbors, and the general public.

- **City Council.** As the ultimate decision-maker, the city council must be in a position to equitably and consistently weigh all input from their staff, the general public, commissioners, applicants, and other advisors. Accordingly, council members

traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to participate in the process effectively.

- **City Staff.** The city staff is neither an advocate for the public nor the applicant. Rather, staff provides professional advice and recommendations to all interested parties, including the city council, planning commission, the applicant, property owners, and residents. Staff advocates for its professional position, not a project. Staff recommendations consider neighborhood concerns but necessarily reflect professional standards, legal requirements, and broader community interests.

CITY OF MINNETONKA

LOCATION MAP

Project: Minnetonka Woodland Preserve
Location: 2511 and 2615 Plymouth Rd.

Minnetonka Woodland Preserve

Examples of Home Detailing

Minnetonka Woodland Preserve

PUD Concept Plan

Preserved Woodland	- 3.6 acres	
Ponding	- 0.3 acres	
Lotted Area	- 4.1 acres	
Right of Way (inc. grading)	- 1.5 acres	
Total Area	- 9.5 Acres	

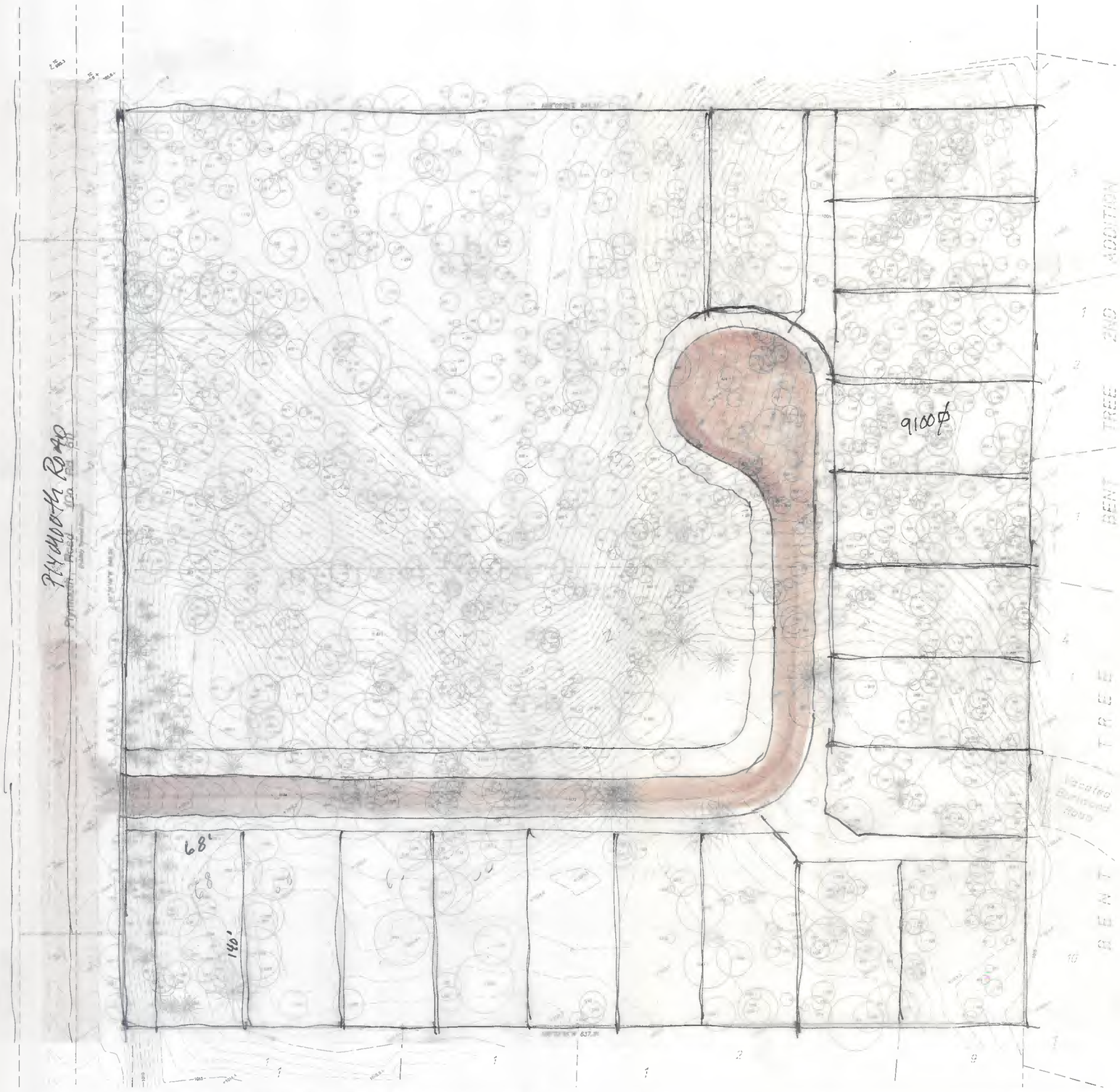
Total Custom Homes - 18

Density - 1.89 unit/acre

CHARLES CUDD CO.
Architectural Design • Build

RACHEL DEVELOPMENT

NOTE: ponding is conceptual, areas, while accurate, may change, total area used came from the Hennepin County property tax information.



SURVEY REPORT

1. The purpose of this sheet is to depict and list the trees inventoried on the property.
2. The trees shown hereon were identified and field located to sub-meter accuracy by Stephen Nicholson, a Certified Arborist and Forester with TreeBiz on 10/05/2021.
3. See Sheet 2 for additional tree tables.

SURVEY LEGEND

- 972 — CONTOUR
- 972.5 — SPOT ELEVATION
- 141 — TREE TAG NUMBER
- CONIFEROUS TREE
- DECIDUOUS TREE

N

0 30 60

SCALE IN FEET

TREE INVENTORY

1. Trees smaller than 8 inches are "highlighted" in the tree tables. The total caliper amount of trees smaller than 8 inches is 2,538 inches.
2. The total caliper for all trees is 14,549.9 inches.
3. Tree calipers are measured diameter at breast height (DBH) in inches.
4. A significant tree is a tree that is structurally sound and healthy and is a deciduous tree at least 8 inches dbh.

TREE NO.	SPECIES	DBH	TREE CONDITION	NO. OF STEMS
1	Locust, black	8.0	Good	1
2	Basswood	9.0	Good	1
3	Fir, Douglas	30.0	Fair	1
4	Locust, black	8.5	Good	1
5	Locust, black	12.0	Good	1
6	Boxelder	10.0	Fair	1
7	Boxelder	9.0	Poor	1
8	Locust, black	5.5	Poor	1
9	Locust, black	17.5	Good	1
10	Locust, black	15.5	Good	1
11	Locust, black	16.5	Good	1
12	Ash, green	5.0	Good	1
13	Ash, green	10.0	Good	1
14	Locust, black	20.0	Poor	1
15	Ash, green	4.5	Fair	1
16	Locust, black	6.0	Fair	1
17	Ash, green	16.0	Good	1
18	Locust, black	13.0	Good	1
19	Locust, black	25.0	Fair	2
20	Boxelder	12.5	Poor	1
21	Ash, green	8.0	Good	1
22	Ash, green	18.5	Good	1
23	Boxelder	9.0	Good	1
24	Elm, American	5.0	Good	1
25	Ash, green	5.5	Good	1
26	Ash, green	6.5	Good	1
27	Ash, green	18.0	Good	1
28	Elm, American	8.0	Good	1
29	Boxelder	7.5	Fair	1
30	Boxelder	20.0	Fair	1
31	Boxelder	26.0	Poor	1
32	Aspen	10.0	Fair	1
33	Aspen	9.5	Fair	1
34	Ash, green	5.5	Good	1
35	Aspen	14.0	Poor	1
36	Boxelder	9.0	Fair	1
37	Ash, green	22.0	Fair	2
38	Ash, green	10.5	Fair	1
39	Cherry, black	19.0	Good	1
40	Ash, green	11.0	Good	1
41	Ash, green	4.0	Good	1
42	Ash, green	6.5	Good	1
43	Ash, green	8.0	Good	1
44	Ash, green	8.5	Good	1
45	Aspen	13.0	Fair	1
46	Aspen	8.5	Fair	1
47	Aspen	12.5	Fair	1
48	Aspen	11.0	Fair	1
49	Aspen	12.0	Fair	1
50	Ash, green	5.0	Fair	1
51	Oak, white	28.0	Good	1
52	Aspen	9.5	Fair	1
53	Aspen	12.0	Fair	1
54	Ash, green	8.0	Good	1
55	Aspen	9.0	Good	1
56	Aspen	5.0	Good	1
57	Aspen	13.0	Good	1
58	Aspen	10.0	Good	1
59	Aspen	11.5	Good	1
60	Aspen	11.5	Good	1
61	Aspen	10.5	Good	1
62	Aspen	8.5	Good	1
63	Cherry, black	8.0	Good	1
64	Aspen	12.0	Good	1
65	Aspen	11.0	Good	1
66	Aspen	10.5	Good	1
67	Aspen	9.0	Good	1
68	Ash, green	7.0	Good	1
69	Aspen	10.0	Good	1
70	Aspen	9.5	Fair	1
71	Boxelder	8.0	Good	1
72	Aspen	18.0	Poor	1
73	Aspen	13.0	Good	1
74	Ash, green	12.0	Good	1
75	Aspen	5.5	Fair	1
76	Cherry, black	6.5	Good	1
77	Cherry, black	4.5	Good	1
78	Ash, green	6.5	Poor	1
79	Cherry, black	11.5	Good	1
80	Ash, green	26.0	Good	1
81	Aspen	7.5	Good	1
82	Aspen	18.5	Good	2
83	Boxelder	6.0	Poor	1
84	Aspen	10.0	Fair	1
85	Ash, green	6.0	Good	1
86	Aspen	13.0	Good	1
87	Aspen	12.5	Good	1
88	Aspen	9.5	Good	1
89	Aspen	10.5	Good	1
90	Boxelder	8.5	Fair	1
91	Aspen	11.0	Good	1
92	Aspen	10.0	Good	1
93	Aspen	10.0	Good	1
94	Aspen	10.0	Good	1
95	Ash, green	5.0	Good	1
96	Aspen	9.0	Good	1
97	Aspen	10.0	Good	1
98	Aspen	9.5	Good	1
99	Aspen	10.5	Good	1
100	Spruce, white	4.5	Fair	1
101	Oak, red	19.0	Good	1
102	Aspen	4.0	Good	1
103	Aspen	11.5	Fair	1
104	Aspen	13.5	Fair	1
105	Aspen	10.5	Fair	1
106	Boxelder	5.5	Fair	1
107	Ash, green	8.0	Good	1
108	Ash, green	8.0	Good	1
109	Ash, green	7.0	Good	1
110	Boxelder	9.0	Fair	1
111	Ash, green	14.0	Good	1
112	Ash, green	13.0	Good	1
113	Boxelder	13.0	Good	1
114	Ash, green	4.0	Good	1
115	Ash, green	12.5	Poor	1
116	Ash, green	11.0	Good	1
117	Ash, green	13.5	Good	1
118	Ash, green	10.0	Good	1
119	Ash, green	21.0	Good	1
120	Ash, green	4.0	Fair	1
121	Ash, green	5.0	Good	1
122	Ash, green	21.0	Fair	1
123	Ash, green	7.0	Good	1
124	Elm, American	23.0	Good	1
125	Ash, green	4.0	Fair	1
126	Ash, green	5.0	Good	1
127	Ash, green	12.0	Good	1
128	Ash, green	4.0	Good	1
129	Boxelder	4.0	Fair	1
130	Ash, green	16.0	Good	1
131	Boxelder	7.5	Good	1
132	Maple, silver	32.0	Fair	1
133	Elm, American	5.0	Good	1
134	Ash, green	16.5	Good	1
135	Ash, green	12.5	Good	1
136	Ash, green	13.0	Good	1
137	Maple, silver	9.5	Good	1
138	Boxelder	13.0	Fair	1
139	Ash, green	16.0	Good	1
140	Boxelder	12.5	Fair	1

TREE NO.	SPECIES	DBH	TREE CONDITION	NO. OF STEMS
141	Ash, green	16.5	Good	1
142	Elm, American	5.0	Fair	1
143	Boxelder	10.5	Fair	1
144	Ash, green	21.0	Good	1
145	Ash, green	13.5	Good	1
146	Ash, green	13.5	Good	1
147	Ash, green	4.0	Good	1
148	Ash, green	8.0	Good	1
149	Boxelder	5.0	Poor	1
150	Locust, black	13.5	Good	1
151	Locust, black	17.0	Good	1
152	Ash, green	5.5	Fair	1
153	Ash, green	14.0	Good	1
154	Locust, black	5.5	Poor	1
155	Locust, black	5.0	Good	1
156	Ash, green	19.0	Good	1
157	Locust, black	6.5	Good	1
158	Locust, black	4.5	Good	1
159	Ash, green	10.0	Good	1
160	Oak, pin	22.5	Good	1
161	Locust, black	7.0	Fair	1
162	Ash, green	10.0	Good	1
163	Ash, green	13.0	Good	1
164	Ash, green	10.5	Poor	1
165	Elm, American	8.0	Good	1
166	Ash, green	14.0	Good	1
167	Ash, green	7.0	Good	1
168	Ash, green	10.5	Good	1
169	Ash, green	8.0	Good	1
170	Ash, green	7.5	Good	3
171	Ash, green	13.0	Good	1
172	Ash, green	7.0	Good	1
173	Ash, green	12.0	Fair	1
174	Ash, green	12.0	Good	1
175	Ash, green	5.0	Good	1
176	Boxelder	11.0	Poor	1
177	Ash, green	16.5	Good	1
178	Ash, green	7.5	Good	1
179	Ash, green	10.5	Fair	1
180	Ash, green	8.0	Fair	1
181	Ash, green	16.0	Good	1
182	Ash, green	5.5	Fair	1
183	Ash, green	6.5	Good	1
184	Ash, green	5.5	Fair	1
185	Ash, green	6.0	Fair	1
186	Boxelder	5.0	Fair	1
187	Ash, green	24.0	Fair	1
188	Ash, green	20.0	Fair	1
189	Ash, green	11.5	Good	1
190	Elm, American	6.5	Good	1
191	Ash, green	5.0	Good	1
192	Ash, green	32.5	Fair	2
193	Ash, green	8.5	Good	1
194	Ash, green	15.5	Good	2
195	Ash, green	12.0	Good	1
196	Ash, green	23.5	Good	1
197	Ash, green	7.5	Good	1
198	Ash, green	18.5	Good	1
199	Ash, green	9.5	Fair	1
200	Ash, green	10.0	Good	1
201	Boxelder	9.5	Good	1
202	Ash, green	14.0	Good	1
203	Boxelder	12.0	Fair	1
204	Ash, green	6.0	Poor	1
205	Ash, green	8.5	Good	1
206	Walnut	6.5	Good	1
207	Aspen	10.0	Good	1
208	Aspen	10.0	Good	1
209	Ash, green	10.5	Good	1
210	Ash, green	4.0	Fair	1
211	Ash, green	6.0	Good	1
212	Ash, green	10.5	Good	1
213	Ash, green	5.5	Good	1
214	Ash, green	4.0	Good	1
215	Ash, green	13.5	Good	1
216	Aspen	8.0	Poor	1
217	Ash, green	12.0	Good	1
218	Oak, pin	18.5	Good	1
219	Ash, green	8.5	Fair	1
220	Maple, Norway	15.0	Good	1
221	Cherry, black	11.0	Good	1
222	Ash, green	11.0	Good	1
223	Cherry, black	18.0	Good	1
224	Ash, green	11.5	Good	1
225	Aspen	12.5	Good	1
226	Aspen	9.5	Fair	1
227	Ash, green	12.0	Fair	1
228	Aspen	6.0	Good	1
229	Aspen	14.5	Good	1
230	Aspen	9.0	Poor	1
231	Aspen	9.0	Good	1
232	Aspen	10.0	Good	1
233	Aspen	10.0	Good	1
234	Aspen	7.5	Good	1
235	Aspen	7.5	Good	1
236	Aspen	8.5	Good	1
237	Aspen	10.5	Good	1
238	Aspen	11.0	Good	1
239	Aspen	9.0	Good	1
240	Aspen	10.0	Good	1
241	Aspen	9.5	Good	1
242	Aspen	10.5	Good	1
243	Aspen	7.5	Good	1
244	Ash, green	6.5	Fair	1
245	Ash, green	11.0	Good	1
246	Aspen	11.0	Good	1
247	Aspen	9.5	Good	1
248	Aspen	9.5	Good	1
249	Aspen	12.0	Good	1
250	Ash, green	8.0	Good	1
251	Elm, American	6.0	Good	1
252	Ash, green	9.0	Good	1
253	Aspen	5.5	Good	1
254	Aspen	13.0	Good	1
255	Aspen	10.0	Good	1
256	Aspen	11.0	Good	1
257	Aspen	14.5	Good	1
258	Ash, green	5.5	Good	1
259	Aspen	13.0	Good	1
260	Ash, green	10.0	Good	1
261	Aspen	14.0	Good	1
262	Ash, green	4.0	Good	1
263	Ash, green	13.0	Good	1
264	Ash, green	6.0	Good	1
265	Ash, green	13.0	Good	1
266	Ash, green	15.0	Fair	1
267	Ash, green	16.0	Good	1
268	Ash, green	5.0	Good	1
269	Ash, green	5.0	Good	1
270	Ash, green	11.0	Fair	1
271	Ash, green	8.0	Poor	2
272	Boxelder	12.0	Poor	1
273	Boxelder	17.5	Good	1
274	Boxelder	10.0	Good	1
275	Ash, green	5.0	Good	1
276	Aspen	13.5	Poor	1
277	Ash, green	9.0	Good	1
278	Boxelder	9.5	Good	1
279	Ash, green	12.5	Good	1
280	Boxelder	10.5	Good	1

DUDYCHA PROPERTY
2511 & 2615 PLYMOUTH ROAD
MINNETONKA, MN 55305

LAKE WEST DEVELOPMENT, LLC
14525 HIGHLAND SI
MINNETON

LOUCKS
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CADD QUALIFICATION

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SUBMITTAL/REVISION

10/18/21	SURVEY ISSUED
10/21/21	CLIENT COMMENTS

PROFESSIONAL SIGNATURE

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

Steven F. Hough - PLS

License No. 54850
Date 10/18/21

QUALITY CONTROL

Loucks Project No.	21509
Project Lead	SFH
Drawn By	SFM
Checked By	SFH
Field Crew	TREEBIZ

VICINITY MAP

TREE INVENTORY SURVEY

1 OF 2

Plotted: 10/21/2021 5:25 AM W:\2021\21509\CADD DATA\SURVEY_dwg Sheet Files\S21509-TREES

Public Comments Received

From:	dmbrown University of Minnesota
To:	Loren Gordon
Subject:	We wish to request that the development project at 2615 Plymouth Rd have an envoronmental impact hsve an environmental impac reiew of the site.
Date:	Wednesday, February 23, 2022 1:08:24 PM

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an environmental impact review.

David M. Brown
Sandra M. Brown
2571 Abbey Hill Dr/
Minnetonka, MN 55305

From: Bryan Badzin
To: Loren Gordon
Subject: 2615 Plymouth Road development
Date: Tuesday, February 22, 2022 10:33:04 AM

Dear Loren,

My name is Bryan Badzin and I live at 2600 Crescent Ridge Road which borders the area considered for development on 2615 Plymouth Road. I'm writing to request that the Planning Commission require Charles Cudd to conduct a full environmental impact study to make sure we understand the impact, deny the request to rezone the area to a PUD due to the lack of public benefit, and require whatever development does happen conforms to the surrounding neighborhoods and area in general in terms of natural preservation and general quality of life. To be clear, I have no issue that the area is developed, we're just asking that it be done in line with the requests above.

Thank you very much for your consideration.
Bryan

From: Derek Dorr
To: Joshua Sewall
Cc: Loren Gordon
Subject: Minnetonka Woodland Preserve
Date: Friday, February 4, 2022 11:10:20 AM
Attachments: image001.png

Hello Mr. Sewall,

I live at 2647 Plymouth Road and also own the lot at 2641 Plymouth Road.

I was recently notified by Rachel Development and Charles Cudd, Co. that they intended to develop the property to my north owned by Mary Dudjcha at 2511 and 2615 Plymouth Road.

I am unsure how to voice my objection to the design of this new development called Minnetonka Woodland Preserve so I'm lofting this email your direction in hopes it finds it's way within this approval process.

1. The proposed development would add SEVEN new homes on my property line.
    a. The condensed nature of this would counter the conservation easements intent.
2. 65' lots certainly would be something unseen in this area of Minnetonka.
3. Adding 18 new homes with an entrance on Plymouth Road is a safety concern. Particularly because this entrance is on a hill with limited site to the North (from Ridgedale)
    a. The City of Minnetonka approved a proposal was to extend Emerald Trail//Amy Lane south. I believe I even have an easement pertaining to this. The intent back then was to minimize driveways on the County Road/Plymouth Road.

If there is anything I must do to formally appose this development please let me know.

Derek J. Dorr

CEO | Makwa Global, LLC. | Website: www.makwaglobal.com

[redacted]

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