

**Minnetonka Planning Commission  
Virtual Meeting  
Minutes**

**Feb. 3, 2022**

**1. Call to Order**

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

**2. Roll Call**

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

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon and Senior Planner Ashley Cauley.

**3. Approval of Agenda**

*Banks moved, second by Waterman, to approve the agenda as submitted with additional comments provided in the change memo dated Feb. 3, 2022.*

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

**4. Approval of Minutes: Jan. 20, 2022**

*Powers moved, second by Henry, to approve the Jan. 20, 2022 meeting minutes as submitted.*

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

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting of Jan. 24, 2022:

- Adopted a resolution to vacate the drainage and utility easements for Chabad Center for Jewish Life located at 2327, 2333 and 2339 Hopkins Crossroad and 11170 Mill Run.

The next planning commission meeting is scheduled to be held Feb. 17, 2022. The planning commission meeting scheduled for March 3, 2022 has been canceled.

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

**7. Public Hearings: Consent Agenda: None**

**8. Public Hearings**

**A. A resolution approving a conditional use permit for a detached accessory dwelling unit at 17503 Bridgewater Circle.**

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

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

Henry agreed with staff's recommendation that found that the location of the proposed detached accessory dwelling unit (ADU) is reasonable, but was concerned it could be used to justify other ADUs to be allowed to be located in front of a principle structure. Cauley explained that the property is unique since an existing structure would be converted into the ADU rather than a new structure being built and existing vegetative screening is already in place.

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

Waterman supports the proposal based on the specific nature of the property. The size, setback and location of the proposed ADU are minor deviations. He likes the repurposing of an existing structure. It seems like it already fits into the neighborhood. There were no comments from neighbors. It would be a great use. It would not have a negative impact on the neighborhood. He supports staff's recommendation.

Hanson agrees with Waterman. This is a modest, common-sense proposal. He looks forward to supporting staff's recommendation.

Henry stated that this is what the ordinance was designed to accommodate. He supports staff's recommendation.

Powers, Banks and Chair Sewall concurred with commissioners.

***Waterman moved, second by Powers, to recommend that the city council adopt the resolution approving a conditional use permit for a detached accessory dwelling unit at 17503 Bridgewater Circle.***

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

Chair Sewall stated that the city council is scheduled to review this item at its meeting on Feb. 28, 2022.

**B. Resolution approving conditional use permits with variances for a rooftop patio and coffee shop at 14625 Excelsior Blvd.**

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

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

Banks asked for the coffee shop's maximum occupancy and if there would be a separate access to the coffee shop when the brewery is closed. Cauley understood that the coffee shop patrons would utilize the bathrooms located in the brewery. The conditional use permit would not regulate a maximum number of occupants, but would require parking stalls in relation to the amount of square footage used for seating. The coffee shop would have different peak service hours than the brewery and other uses in the shopping center. Staff finds the amount of parking reasonable.

Henry stated that there have been times when he visited the site and there were no parking stalls available. Cauley explained that the parking lot was restriped after the parking study found that the retail complex would be short one parking stall if every tenant space would be occupied and used to its maximum potential. Restriping the parking lot added 10 stalls, so the parking lot now has 137 parking stalls and meets international traffic engineering (ITE) parking standards.

Henry asked if there are currently speakers that play on the Unmapped Brewery's outdoor patio. Cauley answered in the negative. City ordinance prohibits the use of outdoor speakers. Unmapped Brewery is allowed to have three events each year with live music outside.

Megan Park, co-owner of Unmapped Brewing, applicant, stated that:

- Unmapped Brewing has been in operation for five years. She is thankful for creating a place where everyone is welcome.
- The pandemic has shown the owners the importance of outdoor areas. The size of the proposed rooftop coffee shop was cut in half and relocated to run parallel with Excelsior Blvd. on the north side of the building.
- The rooftop patio would not have any outdoor speakers or music.
- It will operate the same hours as Unmapped.
- Coffee shop seating would be limited to 30 seats with a maximum capacity of 75.
- The coffee shop would operate five months a year.
- Landscaping and a fence may be added to mitigate the noise from the rooftop patio.
- There would be a space to assist bicyclers.
- She appreciated everyone's time.
- She was happy to answer questions.

Waterman confirmed with Ms. Parks that there would be no service or bar on the rooftop patio. Customers would be served inside the building and then walk to the rooftop patio.

Waterman asked what would be used to mitigate the noise. Ms. Parks answered that planters with shrubs and greenery would be added. She is considering a fence, but wants it to be aesthetically pleasing. She has never received a noise complaint regarding the current outdoor patio area.

Henry noted deciduous trees on the landscape plan on the east side. Ms. Parks answered that there are four Aspen pines currently located on the east side. She would love to have additional trees and green space. The lot is pretty heavily wooded behind the building on the south side.

Henry asked if she receives complaints from patrons regarding lack of parking. Ms. Parks stated that parking was an issue when the brewery first opened, but the property owner added designated-patron-area-parking signs which alleviated most of the problem and restriping of the parking lot added stalls so she rarely hears complaints regarding parking anymore. She plans on having three outdoor events with bands playing each year. During one of the outdoor events, a noise complaint was made to the police who measured the decibel level and found it to be within the acceptable level. She has had no problem driving onto the road from the site.

Waterman asked if there would be a parking area for bikes. Ms. Parks answered that there are currently two rows of metal bike stands. There are a couple additional units on the cement retaining wall across the parking lot. That has been sufficient for the regular patrons using bikes.

Waterman asked if there would be a sign to direct customers to additional parking in the Prestige Motors parking lot. Ms. Parks said that directional parking signs would be added and additional parking areas would be identified on the businesses' website.

The public hearing was opened.

Anne Hossfeld, 14616 Glendale Street, stated that:

- Her comments are included in the change memo.
- She has no objection to the setback variances.
- She requested a functional sound and sight barrier around the rooftop patio similar to the one that the current outdoor patio has now.
- She can hear the HVAC running on the roof and notices how quiet it is on Sundays when it is not running.
- She has not had a problem hearing noise at the conversation level from the current outdoor patio.
- It is reasonable for her to request a substantial sound and sight barrier.
- Her second floor is on the same level as the roof of the one-story shopping center.
- She asked if the existing wooden fence would be removed.
- A maximum occupancy of 75 people would be reasonable.

- She was concerned with pedestrians crossing Excelsior Blvd. in the middle of the block. Locating over-flow parking across the street could increase the number of pedestrians crossing the street in the middle of the block.
- She questioned if there would be enough overflow parking with the addition of a successful business.
- Glendale Street has been used as overflow parking for five or six hours at a time which is not a major issue yet, but she would not want it to get any worse.
- She appreciates the applicants and property owner working with her.

Glen Gakemeier, 5698 Cherry Hill Road, stated that:

- He was concerned that the asphalt on the south part of the roof might get too hot without screening. The ground-level patio is in shade by 2 p.m. from the shadow of the building.
- He supports the proposal.
- He supports keeping the existing outside patio.
- He asked if a "lift" is something different than an elevator.

Luke Van Santen, 2148 Sheridan Hills Road, stated that:

- He supports the proposed expansion of Unmapped Brewing.
- It has been a great gathering area for knitting groups, families after kids' sports, bicyclists and numerous others.
- Unmapped Brewing serves the community well by hosting dog adoption events and helped revitalize the Glen Lake Village Center on its own and by complementing existing businesses like Gina Maria's, Del Sur and Gold Nugget. Adding a coffee shop will further revitalization of the area.
- Outdoor spaces have been a life saver over the last couple years for businesses and people in general. Having more outside space is a positive.
- Unmapped makes an effort to get customers to bike to its location rather than drive.
- He was happy to see that staff recommends that the city council approve the application and hopes the commission will do the same.
- He appreciated the opportunity to speak.

Chris Novak, property owner, stated that:

- John Kramer sent him pictures when the building was constructed in 1958.
- He takes the stewardship of the intersection pretty seriously and thanked the applicants for taking it seriously.
- The last couple of years have been rough for tenants.
- He was glad the applicants spear-headed this effort.

- He has been working with Ms. Hossfeld to replace the buckthorn between the properties with new trees.
- He did not know the difference between a lift and an elevator.
- The existing fence on the ground will remain.
- He was available to answer questions.
- He requested affirmative support of the application.
- He likes the Bear Cave's rooftop patio in Hopkins. The architects would work to mitigate the sound and light on the south side by creating some type of gazebo, evergreens in planters and/or a fence.

No additional testimony was submitted and the hearing was closed.

Chair Sewall reviewed that the existing fence would remain. Some patio space would be used to accommodate the elevator and stairs to provide access to the roof.

In response to Hanson's question, Cauley explained that if there would be a parking shortage in the future, then a condition of approval would allow the city to require Unmapped Brewing to secure additional parking spaces or the conditional use permit could be reviewed by the city council to possibly be revoked. The parking study identified additional parking areas that could potentially be utilized in the future. The areas are located across county roads with controlled intersections for pedestrians to utilize.

Wischnack added that areas with excess parking have been identified in the Glen Lake commercial area. Gordon reviewed maps showing parking spaces in the area.

Powers stated that the owners of Unmapped are being thoughtful, deliberate and have good intentions with the expansion plans. He supports doing what can be done to help the business continue to grow. He was concerned with noise going from the rooftop to Ms. Hossfeld's property. He thought a fence would be a less than ideal answer. He favors plantings or baffling to be erected five months of the year. He likes the proposal. He hopes dogs would be allowed to go on the roof.

Hanson appreciated everyone's patience. He supports staff's recommendation. Unmapped is a great community gathering point. He wants to support that. The applicant is working with neighbors and would provide more space for patrons to gather. He asked the applicants to educate visitors on parking options through the use of social media. He supports the application.

Banks concurred. Unmapped has been great for the neighborhood. He applauds the applicants' efforts to work with the neighbors. He hopes there is a solution to mitigate the light and noise pollution. He likes the innovative idea of a coffee shop on the rooftop. He supports staff's recommendation, but is concerned that there may be a parking problem for surrounding businesses. He wishes the applicants success with their business.

Waterman thanked the public for their feedback. He supports approval of the conditional use permit and variances. The proposal is an appropriate land use. Staff provided a lot

of data regarding parking in the area. He has been to Glen Lake Center many times and sometimes it has been tight on parking, but he has always found a spot. Sometimes it has not been an issue. He did not think this addition, scaled back to 1,500 square feet, would impact the parking situation that much. He felt that the parking variance makes sense. He appreciated that the applicant is willing to work with neighbors to mitigate sound and light. Some sort of buffering on the south side would be appropriate. He supports staff's recommendation and looks forward to seeing how the project progresses.

Henry appreciated staff's presentation, the applicant's presentation and the comments from the neighbors. The applicants have been good stewards to make their business better. A rooftop deck would help people gain a larger sense of community. He likes the basecamp area. He suggested the city look at changing parking requirements to match the international traffic engineering standards. He was concerned with pedestrians crossing the road in the middle of the block instead of at an intersection, but that would probably only happen three days each year. He supports staff's recommendation. He would like a condition of approval require the mitigation of sound and light to the south. He wishes the applicants and property owner well.

Chair Sewall confirmed with Cauley that staff's recommendation includes a condition that requires compliance to the noise ordinance. Adding a requirement for the applicant to work with staff or neighbors to provide additional sound mitigation could be added in a motion.

Chair Sewall supports staff's recommendation. He agreed that community gathering spots are critical now more than ever. Parking is tight, but he did not think the proposal would make a big change. Additional parking across the street is not ideal, but there is enough parking in the area. He hopes people will abide by jaywalking laws. He thought most of the noise concerns happened during the three events held each year. The applicant has been a great neighbor.

***Henry moved, second by Powers, to recommend that the city council adopt resolutions for Unmapped Brewing at 14625 Excelsior Blvd to approve a conditional use permit with a setback variance for a coffee shop; approve a conditional use permit with variances for a 1,500-square-foot-rooftop patio with the addition of a condition to require the applicant work with staff to mitigate noise; and approve a parking variance for the Glen Lake Shopping Center.***

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

Chair Sewall stated that the city council is scheduled to review this item at its meeting on Feb. 28, 2022.

## 9. Adjournment

*Hanson moved, second by Banks, to adjourn the meeting at 8:40 p.m. Motion carried unanimously.*

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