

Addenda
Minnetonka City Council Meeting
Meeting of March 7, 2022

ITEM 10A – Ordinance amending the existing Minnetonka Corporate Center master development plan as it pertains to 6000 Clearwater Drive

The planning commission considered the proposal at its March 3, 2022 meeting, and voted 6-0 in favor of recommending the city council adopt the ordinance.

Attached are:

- The unofficial meeting minutes for the March 3, 2022 planning commission meeting
- Responses from the applicant regarding questions from the planning commissioners

ITEM 15B – Appointments of representatives to various advisory boards, commissions and committees

The attached document was updated to include Councilmember Calvert on the Minnetonka Family Collaborative (SD #276) committee.



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TO: City Council
FROM: Julie Wischnack, AICP, Community Development Director
DATE: March 7, 2022
SUBJECT: Change Memo for March 7, 2022, City Council Meeting

Item 10A – 6000 Clearwater Drive

The planning commission consider the King Technology proposal on March 3, 2022. Staff recommended approval. The commission report and plans were provided in the city council packet.

The commission meeting, commissioners asked questions about flexible work schedules and water/chemical use and discharge from the site. The applicant noted: (1) King Technology has – and will continue to have – hybrid schedules of in-office and telework; and (2) that while the company has a higher water use than a typical office tenant, their products are environmentally-friendly.

The commission open a public hearing to take comments; no comments were received. On a 6-0 vote, the commission recommended that the city council approve the proposal.

Unofficial meeting minutes are attached.

- Adopted a resolution approving items for a Vantage and Momentum programs facility for Minnetonka Public Schools at 5735 Co. Rd. 101.

The next planning commission meeting is scheduled to be held March 17, 2022 and will be held in person.

6. Report from Planning Commission Members

Maxwell noted that the parking lot at Taco Theresa's was full during lunch time when she visited.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

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

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

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

Scott Kramer, chief financial officer for King Technology, representing the applicant, stated that:

- He appreciated the opportunity to speak to commissioners. Thomas did a good job outlining the background of King Technology. The business has been operating since 1984 and is involved in providing water sanitizing solutions for the recreational water industry including pools and hot tubs.
- The business has outgrown its current location. The proposed location would service the business well moving forward.
- The company develops and sells products for pool and hot tub owners. Testing on site includes testing products in hot tubs and pools to sanitize the water.
- All of the manufacturing is done at contracted manufacturing plants throughout the United States. There would be no manufacturing done at the 6000 Clearwater Drive facility.
- He expects the business to grow due to the uniqueness of the product. The intent is for King Technology to occupy the second floor entirely for the current employee base and expected expansion over the next couple years. Initially, there would be other tenants in the third and fourth floors until the space is needed. The first floor would be a combination of King Technology employees and common area spaces such as a cafeteria, fitness center and training rooms.

- The applicant does not foresee a need or have any plans to add additional parking stalls at this time. There is sufficient parking for the current and future needs.

Hanson agreed that there would be enough parking. He was curious if employees would be able to work from home. Mr. Kramer stated that the entire workforce has had the ability to work remotely for two years. The intent is to utilize a hybrid situation long term with employees working partially in the office and partially remotely. The employees who require more collaboration would spend more time on site, but others may spend less time in the office. Every employee will have a dedicated work space on site.

Maxwell asked what volume of water would be traveling into and from the building. Mr. Kramer explained that a hot tub may hold 200 gallons to 500 gallons of water. There would be a higher than normal use of water than a normal office setting. The hot tubs would not be drained very often. Their product is more environmentally friendly and sanitizes with minerals to allow a greatly decreased use of chlorine or bromine.

Maxwell asked if chlorine or other chemicals would be released into public utilities in bulk. Mr. Kramer explained that the chlorine would be dissolved into water. It would be similar to what would be found at a hot tub at a residence. There would be biology and chemistry labs that would each have a fume hood to protect employees.

The public hearing was opened.

Jennifer Stumpf, representing the applicant, stated that Mr. Kramer and Thomas answered all of the questions perfectly.

No additional testimony was submitted and the hearing was closed.

Maxwell supports the proposal. She is not concerned with the environmental impact or its use as a research and development site compared to an office use. Parking is not a concern, especially with the available proof of parking. She supports staff's recommendation.

Hanson supports staff's recommendation. He looks forward to adding a strong business member to the community.

Powers supports the proposal. He welcomes lowering the cost of pool maintenance. It is a wonderful business for Minnetonka.

Banks agreed with commissioners. He appreciates the thoughtfulness behind the parking plan. There is a mitigation plan if it is needed. He looks forward to having the business in Minnetonka.

Waterman supports the proposal. It seems like a natural extension of the predefined uses listed in the master development plan. His environmental-impact concerns have been addressed. He is excited for a new business to operate in Minnetonka.

Chair Sewall noted that safe guards are in place to prevent an adverse environmental impact. Parking would be adequate and could be added later if needed. He supports staff's recommendation.

Banks moved, second by Powers, to recommend that the city council adopt the ordinance amending the existing Minnetonka Corporate Center master development plan as it pertains to 6000 Clearwater Drive.

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

9. Other Business

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

Chair Sewall introduced the proposal and called for the staff report. Staff recommends the planning commission provide comments and feedback on the identified key issues and any others the planning commission deems appropriate.

Gordon reported.

Paul Robinson, development director for Rachel Development, representing the applicant, provided a presentation. He stated that:

- Rachel Development completed Highcroft Meadows in Minnetonka and over 70 residential housing projects consisting of 5,000 housing units.
- The site is 9.5 acres and 90 percent of it is covered with trees.
- The site was previously a farm.
- There is 43-foot decrease in elevation across the property. Most of the drainage travels from the north to the south. The center of the property is considered a steep slope by ordinance.
- The applicant worked to create a conservation design to work with the topography of the site and cluster the houses to reduce the overall footprint and save a large, contiguous area of trees.
- Two to four units per acre would equal 19 units.
- The proposal would leave 41 percent of the land open space.
- A planned unit development (PUD) would be the only way to utilize the conservation approach and reduce the footprint of the development.
- In response to the initial concept plan, he received calls from neighbors concerned with buffering. The south road was modified and the number of



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FROM: Mayor Wiersum
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Item 15B - Appointments of representatives to various advisory boards, commissions and committees

The attached document was updated to include Councilmember Calvert on the Minnetonka Family Collaborative (SD #276) committee.

City of Minnetonka
2022 Council Representatives/Staff Participant or Contact

Committee * - rep appointed annually by official council action ♣ - rep appointed when term ends by official council action	Council Representative	Staff Participant/Contact ** - official participant * ^a - alternate * ^L - liaison
CITY ASSOCIATIONS		
LMC Improving Fiscal Futures Committee	Brad Wiersum	**Darin Nelson
LMC Improving Service Delivery Committee	Deb Calvert	**Andrew Wittenborg
LMC Improving Local Economies Committee	Kissy Coakley, Kimberly Wilburn	**Mike Funk
LMC HR & Data Practices Committee	Vacant	**Corrine Heine, * ^a Dawn Pearson
LMC Board	Brad Wiersum	NA
*Metro Cities Legislative Contact	Brad Wiersum	**Mike Funk
Metro Cities Municipal Revenues Committee	Vacant	Darin Nelson
Metro Cities Metropolitan Agencies Committee	Deb Calvert	NA
Metro Cities Transportation & Gen. Gov't Committee	Kissy Coakley	Mike Funk
Metro Cities Housing & Econ. Develop. Committee	Rebecca Schack, Kimberly Wilburn	Julie Wischnack
*MLC Board of Directors	Brad Wiersum	**Mike Funk
NLC Energy, Environment, & Natural Resources Steering Committee	Deb Calvert	NA
LOGIS Board of Directors	NA	Patty Latham
REGIONAL ORGANIZATIONS		
♣Bassett Creek Watershed Mgmt. Commission	N/A	Leslie Yetka
SW LRT Comm. Works Steering Committee	** Brad Wiersum	**Julie Wischnack
SW LRT Mgmt Committee	Brad Wiersum	Julie Wischnack
SW LRT Executive Change Control Board	Brad Wiersum	Julie Wischnack
Southwest LRT Business Advisory Committee	Dave Pellner & Dan Duffy (TwinWest)	None
Southwest LRT PLACES Committee	Brian Kirk, Kimberly Wilburn	Alisha Gray, Julie Wischnack
Southwest LRT Construction Information Workgroup	Brad Wiersum	Julie Wischnack
*I-494 Joint Powers Organization	Rebecca Schack & * ^a Brad Wiersum	**Julie Wischnack
Lake Minnetonka Area Mayors Group	Brad Wiersum	NA
♣Lake Minnetonka Conservation District	Nicole Stone	City Manager
Minnehaha Creek Watershed District	Bill Becker	Leslie Yetka
Nine Mile Creek Watershed District	None- county appointed	Leslie Yetka
Regional Council of Mayors	Brad Wiersum	City Manager
Riley/Purgatory Creek Watershed District	None – county appointed	Leslie Yetka
*Southwest Suburban Cable Commission	Deb Calvert	**Patty Latham
*Suburban Rate Authority	N/A	**Will Manchester
Active Living Hennepin Communities	Bradley Schaeppi	**Kelly O'Dea
MINNETONKA AREA ORGANIZATIONS		
*Bennett Family Park Board	N/A	**Darin Ellingson
Caring Youth Awards Committee	Vacant	Andrew Wittenborg
Charter Commission	Brad Wiersum	* ^L Corrine Heine
♣Economic Development Advisory Comm (EDAC)	** Deb Calvert & * ^a Kissy Coakley	* ^L Alisha Gray & * ^a Julie Wischnack
Glen Lake Golf Course Operating Committee	N/A	**Kelly O'Dea
Hopkins SD Schools/Cities	Brad Wiersum	City Manager
Hopkins SD Hopkins One Voice	Brian Kirk	Andy Gardner
Hopkins Schools & Communities in Partnership	Rebecca Schack	Alisha Gray
Hopkins Community Ed Advisory Council	Vacant	Kelly O'Dea
Juvenile Diversion (Northern Star Council)	Kissy Coakley & Brian Kirk	Scott Boerboom
Minnetonka Family Collaborative (SD #276)	Deb Calvert	Alisha Gray
Minnetonka Fire Fighters Relief Association	Brad Wiersum	John Vance & Darin Nelson
*Minnetonka SD Community Ed Advisory Council	Kissy Coakley	**Sara Woeste
Minnetonka SD Schools/Cities	Brad Wiersum	City Manager
Minnetonka SD Tonka Cares	Brad Wiersum	Vacant
*Music Association of Minnetonka (MAM)	N/A	**Kelly O'Dea
SW Twin Cities Beyond the Yellow Ribbon	Vacant	Andrew Wittenborg
*West Hennepin Affordable Housing Land Trust	Brad Wiersum	Julie Wischnack & Alisha Gray
*Wayzata Schools Cmty Collaboration Council	Bradley Schaeppi	**Alisha Gray
Hopkins SD Community Ed Advisory Council	NA	Kelly O'Dea