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

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#### **ITEM 8A – Planet Fitness**

As five affirmative votes are required to amend a sign plan, staff is recommending this item be tabled to the April 7<sup>th</sup> planning commission meeting.

#### **ITEM 8B – Annika Court**

As five affirmative votes are required to approve a variance, the applicant has requested this item be tabled to the April 7<sup>th</sup> planning commission meeting.

#### **ITEM 8C – Excelsior Blvd**

The attached comments were received after publication of the packet.

#### **ITEM 10 – Elections**

Staff is recommending that elections be tabled to the April 7<sup>th</sup> planning commission meeting when more commissioners are present.

#### **ITEM 11 – Bylaws and Policies**

Staff is recommending that the bylaws and policies be tabled to the April 7<sup>th</sup> planning commission meeting when more commissioners are present.

**From:**  
**To:** [Susan Thomas](mailto:Susan.Thomas)  
**Subject:** Re: Abdo market house  
**Date:** Wednesday, March 16, 2022 7:50:03 AM

Susan, there are bug problems w the bump out plan. The Glen Lake Apartments just up the hill and above the GoldNugget have the same. The trucks are constantly there for pkg delivery as well as move in move out. They consistently use the drivers lane as well causing drivers to head up hill in the wrong lane. Now drivers will also have to drive around a curve in the wrong lane. I believe it will be the cause of too many dangerous situations especially in the winter when Stewart lane tends to get narrower w snow and ice.

If it would be possible to include a squared off parking area and a small curb requiring vehicles to pull in off the road it might prevent the straddling into Stewart lane. If you look at the diagram you can see how a truck would pull in and leave the back end at an angle in the drivers lane. Please bring this up at the meeting as I cannot attend. Let me know. Thank you.

On Tue, Mar 15, 2022 at 8:43 PM Susan Thomas <[stthomas@minnetonkamn.gov](mailto:stthomas@minnetonkamn.gov)> wrote:

Nancy,

I apologize for this late reply to your email; I have been out of the office. The applicant's plans includes a dedicated, "bump out" parking spot on the north side of Stewart Lane for these types of vehicles. The area is highlighted by a red oval the screenshot below.



If you have further questions, please let me know.

Susan

**Susan Thomas** | Assistant City Planner  
City of Minnetonka | [minnetonkamn.gov](http://minnetonkamn.gov)  
Office: 952-939-8292

**From:** Nancy Bresnahan  
**Sent:** Monday, March 7, 2022 7:55 PM  
**To:** Susan Thomas <[stthomas@minnetonkamn.gov](mailto:stthomas@minnetonkamn.gov)>  
**Subject:** Abdo market house

I am a resident on Stewart Lane in a condominium directly across from the proposed building Abdo market house. My one question is where will the trucks for move-in move out and delivery be situated? Stewart Lane is a narrow road and if those vehicles are not unloading from the East surface parking lot of proposed structure they will be on Stewart lane just beyond a curve and just before a hill. It would be quite a dangerous situation added to the one already presented by the Glenlake apartments. Please let me know. Thank you, Nancy Bresnahan

**From:**  
**To:** [Susan Thomas](#)  
**Cc:** [Loren Gordon](#)  
**Subject:** Re: Abdo Market House proposal questions  
**Date:** Wednesday, March 16, 2022 7:18:52 AM

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Susan-

Thank you for your reply.

You indicate 325 trips per day is under the number of trips for a road of this type.

I am hoping that city staff understands that this is a very narrow road with several steep hills. Traffic must come to a stop on this road often because of the mail truck and delivery trucks stopping in the lanes. A vehicle cannot see beyond the hill what may be coming so must stop behind the mail or delivery truck or risk hitting a pedestrian, biker, skateboarder, or oncoming car.

Stewart Lane is a very unique road and probably not originally planned for 12 access points coming in and out of a .25-mile hilly road.

I understand that Excelsior Boulevard is off the drawing board as being the access point to this property. That is why some of us thought a smaller apartment building (15 units?) or about four-five townhouses would be a better fit.

I hope to be able to listen in to the Planning commission meeting tomorrow night but cannot attend in person.

Thanks for listening.

Mary Dahlen  
14301 Stewart Lane #104  
Minnetonka, MN 55345

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**From:** Susan Thomas <sthomas@minnetonkamn.gov>  
**Sent:** Tuesday, March 15, 2022 8:59 PM  
**To:** 'MARY DAHLEN'  
**Cc:** Loren Gordon <lgordon@minnetonkamn.gov>  
**Subject:** RE: Abdo Market House proposal questions

Mary,

I apologize for the late reply to your email; I have been out of the office for some time.

**Meetings.** As you likely have noticed, no neighborhood meeting was conducted between the concept plan meetings and the planning commission consideration of the formal application. The changes between the concept and formal plans are negligible. The planning commission will consider the formal application on Thursday, March 17 and the city council will consider the project on Monday, April 25. Members of the public are welcome to attend both meetings and address these bodies. The meetings will be held in-person, but you are also able to call into the meetings if

you would prefer. You would need to sign up to call in; sign up is available here:  
<https://www.minnetonkamn.gov/government/virtual-meeting-information/virtual-planning-commission-meetings-form>

**Traffic.** Planning and engineering staff reviewed the 2019 traffic study and determined that an update study was not necessary for a few reasons:

1. The proposed 36-unit apartment building is considerable smaller than the 58-unit building previously proposed.
2. The previous study indicated that Stewart Lane experienced an average of 325 vehicle trips per day. This is well under number of trips anticipated for a road of this type and considerable under the number of trips measured on other similar roadways. (Ranging from 2,000-2,800.)
3. The new business opening in Glen Lake would not increase the vehicle trips beyond the volumes anticipated for local streets such a Stewart Lane.

**Pedestrian Safety.** Staff agrees that Glen Lake is and should be a walkable neighborhood. The proposed plan includes sidewalks on the north and west sides of Stewart adjacent to the property. We are continuing to explore safe crossing options to get people from the south side of Stewart to the north side, as well as trail opportunities on Excelsior Blvd and Eden Prairie Road (which are County roads).

Regards,  
Susan

**Susan Thomas** | Assistant City Planner  
City of Minnetonka | [minnetonkamn.gov](http://minnetonkamn.gov)  
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**From:** MARY DAHLEN  
**Sent:** Wednesday, March 2, 2022 7:52 AM  
**To:** Susan Thomas <sthomas@minnetonkamn.gov>  
**Cc:** Brian Kirk <bkirk@minnetonkamn.gov>  
**Subject:** Abdo Market House proposal questions

Hi Susan—

I am writing regarding the Abdo Market House proposal to redevelop the existing property at 14317 Excelsior Blvd.

Just a couple of questions:

1. Will there be another neighborhood meeting with the developers since the plans have changed slightly?
2. In their letter to you that is dated Monday, January 31, 2021, they state this about

Traffic:

*Based on a larger previously proposed project on this site it was determined there would be little to no effect on current traffic in the area including both surface parking lot and the parking garage access to Stewart Lane. At this time a traffic study has not been requested or completed. If requested, we would be willing to provide one.*

The last traffic study performed in Glen Lake (Stewart Lane area) that I know of is from SRF consulting and the data for the study was from the week of October 29, 2018. The final report is dated July 3, 2019.

This was before the Copper Cow (now Kazoku) opened and before Unmapped brewery had become very popular. Has there been any additional traffic studies in the past four years?

With the large amount of multifamily housing in the Glen Lake Village ---three large multifamily complexes on Stewart Lane along with several townhouse complexes and four other large complex multifamily complexes on the other side of Excelsior boulevard - I was wondering if a pedestrians/bicycle study has even been done? We are a walkable neighborhood, and I am concerned about the safety of my neighbors and also about the congestion that additional cars may have on Stewart Lane.

Thank you for your attention.

Mary Dahlen  
14301 Stewart Lane #104  
Minnetonka, MN 55345