

Addenda
Minnetonka City Council Meeting
Meeting of April 25, 2022

ITEM 14B – Approval of Parks, Open Space, and Trail System Plan

The attached email was received after distribution of the packet

ITEM 14C – Concept plan for Mills Church at 13215 Minnetonka Drive

The attached correspondence was received after distribution of the packet.



14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

TO: City Council
FROM: Sara Woeste, Assistant Recreation Director
DATE: April 25, 2022
SUBJECT: Change Memo for April 25, 2022

ITEM 14B – Approval of the Parks, Open Space and Trail System Plan

- Emailed comments were received after the packet was distributed. The comments are attached.

From: Friends of Minnetonka Parks

Sent: Thursday, April 21, 2022 11:58 AM

To: Bradley Schaeppi <bschaeppi@minnetonkamn.gov>; Brian Kirk <bkirk@minnetonkamn.gov>; Brad Wiersum <bwiersum@minnetonkamn.gov>; Kissy Coakley <kcoakley@minnetonkamn.gov>; Kimberly Wilburn <kwilburn@minnetonkamn.gov>; Deborah Calvert <dcalvert@minnetonkamn.gov>; Rebecca Schack <rschack@minnetonkamn.gov>

Cc: Mike Funk <mfunk@minnetonkamn.gov>; Leslie Yetka <lyetka@minnetonkamn.gov>

Subject: POST Plan: Final Comments

Hello Mayor and City Council,

The Friends of Minnetonka Parks (FoMP) would like to acknowledge and thank the staff, Park Board and City Council for all the hard work that's gone into the POST Plan in addition to the Natural Resources Master Plan (NRMP), which we are already seeing the benefits of.

We have been commenting as individuals throughout the POST Plan process and would like to ask for a few changes prior to final adoption.

We know from the City and FoMP surveys and the burgeoning number of restoration volunteers that there is a clear trend toward residents valuing restoration and preservation of our natural areas. We ask that the trend be noted and identified in the Chapter 2: Trends section. Perhaps it could be called Natural Resources Interest. Currently it's lumped in with other interests and not on a balanced footing with recreational trends noted.

We have been concerned about the changing of Community Preserve designation of several parks to Community Parks. We have been assured in public meetings that designation change is not a downgrade and that "... if there is a park that had preserve classification still any activities that go in these should fall under passive use." FoMP suggests to retain Community Preserve designations to ensure the dedication of resources and commitment to these significant ecological communities in our parks.

We are unclear about which areas are designated as Preserves. In the NRMP the hatch marks identifying Preserves are not well defined. We suggest the areas designated as Preserves be clearly identified in the NRMP.

Lastly, the word "balance" is used to describe preservation and built recreation. What is "balance"? Is that in dollars, projects, acreage? In place of "balance" we suggest a "no net loss of natural areas" which will define the approach to further built recreational developments.

Thanks for your consideration.

John Mirocha, President

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14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

To: City Council
From: Loren Gordon, AICP, City Planner
Date: April 25, 2022
Subject: Change Memo for the April 25th City Council Agenda

ITEM 14C – Mills Church

The attached comments were received.

To whom it may concern.

I have some concerns over habitat for humanity acquiring the mills church property.

1. Duplexes. There are no duplexes in the that area. This will stick out like a sore thumb and change the character of the neighborhood.
2. High density Living. When asked Minnetonka residents the reason they moved to Minnetonka an astonishing amount of people responded. 67% said that it was because of the low density living. It has been known that crime follows high density. If we increase the density, we will increase the crime in the area. Also, if you increase the density you will also increase smog and air pollution. Right now, I can tell that we have great air quality in Minnetonka as seen by the lichens that are located on rocks and trees. If the air pollution was more you would start to see a decline in the lichens in the natural habitat, it truly is the canary in the coal mine.
3. Poor management of habitat for humanity homes. Habitat for humanity does not keep up the properties that they own. This has been very apparent by the houses that were created on Plymouth Road north of Whole foods next to the water tower. 204 county Road 61.

I believe by allowing habitat for humanity into this area will introduce a blight into the area that will set a precedent and change the character of the neighborhood.

12713 twelve oaks Dr
Minnetonka, MN 55305

Camille Michel

From: [Bradley Schaeppi](#)
To: [Public Comment](#)
Subject: Fw: Support for Mills Church Affordable Housing Plan
Date: Friday, April 22, 2022 9:21:58 AM

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

From: Barb Westmoreland [REDACTED]
Sent: Wednesday, April 20, 2022 4:02 PM
To: Brad Wiersum; Brian Kirk; Deborah Calvert; Kissy Coakley; Rebecca Schack; Bradley Schaeppi; Kimberly Wilburn
Cc: Mike Funk
Subject: Support for Mills Church Affordable Housing Plan

Dear Mayor Wiersum and Council Members,

We have reviewed and enthusiastically support the Mills Church plan to work with Habitat for Humanity to build 12 townhomes and 2 homes to provide affordable housing for our Hopkins Schools families.

We hope you support this plan.
The need is so great.
Thank you,
Barb & Dan Westmoreland

4713 Caribou Dr
Minnetonka

Sent from my iPhone

From: [Bradley Schaeppi](#)
To: [Public Comment](#)
Subject: Fw: I Support Mills Church Concept Plan
Date: Friday, April 22, 2022 9:21:17 AM

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

From: Bradley Schaeppi
Sent: Friday, April 22, 2022 9:11 AM
To: Laura Hensley
Subject: Re: I Support Mills Church Concept Plan
Laura.

Good morning and thank you for your email. I have not fully reviewed the plan in detail, but from first blush the amount of housing proposed seems reasonable.

I believe we have connected in the past--possibly over Groveland crossing. This year, there will be new island, road diet, and red flashing light for kids to cross. Excited I was able to organize your neighborhood who raised their voices to get that funded and done!

On the issue of zoning/density--I agree. I am on the record over the past year talking about housing supply and the need to find new areas where our zoning allows more housing--without complicated processes--by right--just pull a permit, meet setbacks, meet minimum exterior standards, tree ordinance, etc. One area I suggested was to start a conversation to allow by right--building of duplex/twin home type properties along collector streets--say like Williston, Minnetonka Blvd, etc. While this would not be 30% AMI type housing, it would add to housing supply--and I believe lots along busy streets and not cul de sacs would be a place to start that may actually pass.

Have a great day and weekend. Once again thank you for your feedback!

Bradley Schaeppi
City of Minnetonka Ward 3 Councilmember
My home: 315 Townes Lane (NW Corner of Ward 3)
[REDACTED]

bschaepi@minnetonkamn.gov

From: Laura Hensley [REDACTED]
Sent: Friday, April 22, 2022 9:03:40 AM
To: Bradley Schaeppi
Subject: I Support Mills Church Concept Plan

Dear Council Member Schaeppi,

My name is Laura Hensley (of 3408 Balsa Court, Minnetonka, MN 55345 | [REDACTED] and I am writing to let you know that I support the Mills Church Concept Plan to build affordable housing that you will be reviewing on April 25th, 2022. I strongly believe we need to be willing to make zoning changes in order to actually make affordable housing a reality in Minnetonka. This concept presents a very reasonable increase in density for this location and will fit nicely into the neighborhood.

Thank you for your thoughtful consideration of this plan.

Sincerely,
Laura Hensley

Laura E.H. Hensley, M.Ed

[she/her]

Artist | Artist Educator | Adjunct Instructor at University of MN-Duluth | Curriculum Designer
| www.laurahalley.com

From: Deborah Calvert <dcalvert@minnetonkamn.gov>
Sent: Wednesday, April 20, 2022 7:49 PM
To: Julie Wischnack <jwischnack@minnetonkamn.gov>; Mike Funk <mfunk@minnetonkamn.gov>
Subject: Fwd: Minnetonka Mills Church Housing Project

Sent from my iPhone

Begin forwarded message:

From: Sammi Gervais [REDACTED]
Date: April 20, 2022 at 5:06:15 PM CDT
To: Brad Wiersum <bwiersum@minnetonkamn.gov>, Deborah Calvert <dcalvert@minnetonkamn.gov>, Kimberly Wilburn <kwilburn@minnetonkamn.gov>, Brian Kirk <bkirk@minnetonkamn.gov>, Rebecca Schack <rschack@minnetonkamn.gov>, Bradley Schaeppi <bschaeppi@minnetonkamn.gov>, Kissy Coakley <kcoakley@minnetonkamn.gov>
Subject: Minnetonka Mills Church Housing Project

Hello Mayor Wiersum and Council Members,

I am writing to strongly support the proposed affordable housing project at Minnetonka Mills Church. The partnership with Habitat for Humanity would create a unique opportunity for people who rent or work in our city to be home owners.

Our teachers, Co-Op staff, and health care workers and other community stakeholders deserve to live in the place they work. They deserve the opportunity to build equity and break cycles of renting. Our community is stronger when our families have stability.

Please approve this project to demonstrate Minnetonka's commitment to affordable housing and community-building.

Samantha Gervais

16408 Blenheim Way
She/her/hers

From: [Bradley Schaeppi](#)
To: [Public Comment](#)
Subject: Fw: Mills Church Concept Plan
Date: Friday, April 22, 2022 9:21:39 AM

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

From: Linda & Michael Halley [REDACTED]
Sent: Thursday, April 21, 2022 10:22 AM
To: Bradley Schaeppi
Subject: Mills Church Concept Plan

Dear Council Member Schaeppi,

As long time residents of Minnetonka (46 years) we support the Mills Church Concept Plan for building affordable housing on their site.

David Landt and Mills Church have done a fantastic job in listening to their neighbors and proposing a development with their concerns in mind. This concept plan presents a reasonable increase in density and will fit beautifully into the neighborhood. Collaboration with Habitat For Humanity and community volunteer involvement is also a plus.

We believe our city needs to be willing to make zoning changes when needed in order to make affordable housing in our City a reality.

This development plan also meets the goals of the Minnetonka Comp Plan by diversifying the housing supply and providing housing for families at 30% AMI, which is very difficult to do!

The Mills Church project is a winner and we hope you will join us in supporting it!

Thank you,
Michael & Linda Halley
18610 Clear View Drive
Minnetonka MN 55345

From: [Carol Johnson](#)
To: [Loren Gordon](#)
Subject: Mills church Housing Concept Support
Date: Thursday, April 21, 2022 11:00:50 AM

Dear Mr. Gordon,

I enthusiastically support the Mills Church concept Plan to build twelve townhouses and two single family residences on Inverness and Elm Streets. I live in the neighborhood and walk and bike through the area weekly. My neighborhood is changing into high priced homes and what I have loved about my community for the thirty years I've lived here, is the diversity of house sizes and prices. The intersection of Orchard Rd and Baker Rd will soon have two new homes priced at \$800,000 and above. Two other homes on Orchard Rd have just had for sale signs go up and I'm guessing those will be torn down and high priced homes built. Affordable homes are needed in my community and they are disappearing. This development proposal meets a goal of the Minnetonka Comprehensive 2040 Plan by diversifying the housing supply at an affordable price.

I support zoning changes needed to create affordable housing and feel the concept presented is reasonable for density in this area and I welcome it in my neighborhood.

Thank you,
Carol Johnson
12611 Orchard Rd
Minnetonka, MN 55305

From: [Sarah Landt](#)
To: [Loren Gordon](#)
Subject: Mills Church Concept Plan
Date: Thursday, April 21, 2022 2:30:31 PM

Dear Loren,

I'm writing to give a public letter of support for the Mills Church Concept Plan. My name is Sarah Landt. I live at 13713 Favorite Lane, Minnetonka, MN 55305 in Ward 1. I have been a resident of Minnetonka for 19+ years and currently am the Director at Small World School in Minnetonka. I wanted to write to let you know three things. The first is that I support the Mills Church Concept Plan to build affordable housing with Habitat for Humanity. I believe we are in great need of affordable housing in our city. The second is that I believe this concept presents a reasonable increase in density for this location and will fit into the neighborhood. The third is that I believe we need to be willing to make zoning changes in order to actually make affordable housing a reality in Minnetonka.

Thank you for your time and consideration,
Sarah Landt

From: [Jayson Palm](#)
To: [Loren Gordon](#)
Subject: Mills Church Habitat for Humanity housing project
Date: Thursday, April 21, 2022 4:07:37 PM

Jayson Palm
14816 Highland Lane, Minnetonka, MN 55345

As a Minnetonka resident, I am in favor of projects like the Mills Church Habitat project that will increase the affordable housing options for future residents of Minnetonka. I hope the City of Minnetonka will remain open to these kinds of projects and take steps to ensure they happen across the city.

As a former staff at ICA Food Shelf, I have worked directly with Minnetonka residents who are struggling to make ends meet, and know the need for affordable housing in Minnetonka is a very real struggle. We need to take opportunities like this one to build as many housing units as are needed.

As a member of Mills Church, I value greatly the goal of this project and the opportunity to give our land for the sake of those who need an affordable home. It's admittedly a challenge for me to consider how this will transform our land, given the last 20 years I've seen my kids and everyone at Mills enjoy the property so much. But much more, in the end, I'm grateful we're taking this bold step. Sometimes it's challenging to find tangible ways to make a difference in the world, and this is something we can do to make the world a better place for as many families as possible.

Thank you sincerely,
Jayson Palm

From: [Mary Cornelius](#)
To: [Loren Gordon](#)
Subject: Letter of Support for Mills Church project
Date: Thursday, April 21, 2022 3:56:41 PM

Hello Mr. Gordon,

I am writing to share my letter of public support for the proposed housing project on the unused Mills Church property. Thank you for your time and service.

Mary Cornelius
14719 Minnetonka Drive
Minnetonka, MN 55345

>> Hello Ms. Calvert, Mr. Schaeppi and Ms. Wilburn,

>>

>> I am a Minnetonka resident, Hopkins Schools graduate and Minnetonka Schools employee writing to share my support for the proposed affordable housing on the Mills Church land. I grew up in Minnetonka and benefitted greatly from the diverse and welcoming environment in Hopkins Public Schools, where I made friends with a wide variety of students. Now raising children in the area, I value being part of a city where people from all socioeconomic backgrounds have access to build wealth and become valued members of the community.

>>

>> My family lives at 14719 Minnetonka Drive, a mile down the road from the proposed development. We think it is a great use for this unused property and would value new neighbors with whom we would work, play and go to school with. The neighborhood is a wonderful home for my family, and I believe it will be a great space for others, if they are able to afford it, as well.

>>

>> On our shared driveway at Minnetonka Drive, there are two units that were built with an affordable housing model. We are grateful for these neighbors, and our lives are better because we live near them. I can only imagine the same thing will happen as more homes are added to the unused Mills Church area.

>>

>> Please feel free to reach out to me if I can share anything else that would be helpful in advancing this project.

>>

>> Mary Cornelius
>> 14719 Minnetonka Drive
>> Minnetonka, MN 55345

Sent from my iPhone

From: [Kevin Ringhofer](#)
To: [Rebecca Schack](#); [Kimberly Wilburn](#); [Deborah Calvert](#); [Brad Wiersum](#)
Cc: [Loren Gordon](#)
Subject: Supporting Mills Church/Habitat for Humanity Affordable Housing Project
Date: Thursday, April 21, 2022 10:15:19 PM

Dear Council Members Schack, Wilburn, and Calvert, and Mayor Wiersum,

I support the Concept Plan for Habitat for Humanity to use Mills Church property to build affordable housing. The plan for the townhome units in addition to the two single family homes appears to be a reasonable increase in density for this location and will fit into the neighborhood.

This increase in density and modest neighborhood change is necessary to achieve a level of affordability and to serve more families who could otherwise not afford a home in this neighborhood, or most others, of Minnetonka. I believe we need to be willing to make zoning changes in order to actually make affordable housing a reality, and which will result in a greater variety of housing options and help increase racial and ethnic diversity in Minnetonka.

Currently, a rather small percentage of those who work in Minnetonka live in Minnetonka, and affordability plays a significant role in that. (And if the cost of housing in Minnetonka continues to increase, the percentage could become even smaller.) Having more people who work in Minnetonka be able to live in the City as well as increase the City's racial diversity are worthy goals for the city to pursue to improve both climate and racial justice.

Thank you for your consideration of my thoughts in support of the Mills Church/Habitat for Humanity Project and for your service to our City.

Best Regards,

Kevin Ringhofer
2200 Indian Rd. W., Minnetonka MN 55305
Home office: [REDACTED] | Mobile: [REDACTED]

21 April 2022

Dear Mr. Gordon,

We are writing to express our support for The Mills Church Concept Plan to build affordable housing, in partnership with Habitat for Humanity, in the area east of Baker Road between Inverness and Minnetonka Boulevard.

We have lived in Minnetonka for almost 15 years and in the neighborhood of this proposed development for almost 4 years. We have studied the proposed concept and believe it will fit well into the area both aesthetically, as well as from a density standpoint. We support the zoning changes needed to make this project happen.

Minnetonka has so many wonderful amenities to offer individuals and families: beautiful parks and trails, high-quality recreational programming and facilities, and great schools, to name just a few. Unfortunately, the cost of housing in Minnetonka is prohibitive for many people. We need to provide more affordable housing options so all residents can thrive in this great community.

Thank you,
Anna Theisen-Olson & Christopher Olson
3629 Plymouth Road
Minnetonka, MN 55305

From: bittersweet077@aol.com
To: [Loren Gordon](#)
Subject: Mills Affordable Housing Concept.
Date: Friday, April 22, 2022 6:31:04 PM

Loren, City Council and to all it concerns,

My name is Susan Strandberg I live at 3510 Elm Lane, Minnetonka and I am writing in support of The Mills Church concept to build affordable housing with Habitat For Humanity. The Mills Church has provided me with affordable Housing for almost eleven years. I lived at 13211 Minnetonka Drive before my present address, both provided by the Mills church.

Unexpected circumstances can find you in unimagined situations in life and they can happen to anyone. It happened to me. I won't go into details but I found myself needing housing (I still had teenagers at home with me) and not knowing where I could live or how I was going to afford it. The Mills church really was to me at the darkest time in my life and still now the hands and feet of God. I want others to get that kind of help and a lifesaving, life changing opportunity. I appreciate being able to voice my support and am confident that there will be a way to make this happen with all working together for the good. thank you, Susan

From: [Kay McCarthy](#)
To: [Loren Gordon](#)
Subject: Mills Church affordable housing project
Date: Sunday, April 24, 2022 12:33:02 PM

To City Planner Loren Gordon,
Hi,

My name is Kay McCarthy. I am a resident of Minnetonka, teacher at Gatewood Elementary School, and member of the Mills Church. I am writing in strong support of the affordable housing project Mills Church is proposing.

As a resident of Minnetonka, I see how we, as a community, are lacking enough of this type of housing.

As a teacher, I see the need for this within the families I serve.

As a member of Mills Church, I celebrate our having resources to be a part of this need.

Thank you for your time and consideration,

Kay McCarthy

15608 Randall Ln, Minnetonka, MN 55345

Kindergarten teacher at Gatewood Elementary

From: [Joanne Allan](#)
To: [Loren Gordon](#)
Subject: Affordable Housing
Date: Sunday, April 24, 2022 3:18:30 PM

Attention City Planner

Loren Gordon

We've been reading of the proposal to build affordable housing next to the Mills Church.

We have lived in Minnetonka for over 50 years and have seen many changes. This seems to be a good answer to housing shortages and rising costs for homes in Minnetonka.

We think you should move forward on this proposal.

David and Joanne Allan
16528 Hidden Valley Rd
Minnetonka 55345

Sent from my iPhone

From: [Bonnie Burton](#)
To: [Brad Wiersum](#); [Brian Kirk](#); [Deborah Calvert](#); [Kimberly Wilburn](#); [Rebecca Schack](#); [Bradley Schaeppi](#); [Kissy Coakley](#)
Cc: "Edward Soltis" [REDACTED]; [Loren Gordon](#)
Subject: Mills Church Project - City Council Agenda 4/25/2022
Date: Sunday, April 24, 2022 8:19:04 PM

Honorable Mayor and Members of the City Council,

We are writing in regard to the Mills Church Project, which will be on your April 25 Agenda for your consideration. We are residents who live within a ½ mile of the project and offer the following comments:

1. The proposed townhome complex is a monstrosity. There are twelve townhouses in total, each standing three stories tall. These buildings will be right next to, and will be towering over, the historic Minnetonka City Hall! This proposed complex is way too massive for both the neighborhood and the project site.
2. Perhaps four or six one-story patio homes for low-income seniors would be more suitable for the area. In addition, these proposed patio homes should be located deeper into the site and not along the very edge of the roadways of Baker Road and Inverness.
3. The modest single family homes proposed by Habitat For Humanity look like they will fit well within the neighborhood.
4. Traffic in the area of Baker Road and Minnetonka Boulevard is a nightmare at rush hour in both the morning and afternoon. Any proposed plan MUST address traffic solutions in that area.

Thank you for your thoughtful consideration of our concerns. We sincerely hope you will instruct the applicants to refine and downsize their proposed project and come back to the City with a better solution.

Respectfully submitted,

Bonnie Burton & Edward Soltis
13801 Minnetonka Drive,
Minnetonka, MN 55305

Bonnie Burton
bonnieburton@comcast.net

[REDACTED]



Virus-free. www.avast.com

From: [Kyle Salage](#)
To: [Loren Gordon](#)
Subject: FW: Larry Sharpe - Mills Church Comment
Date: Monday, April 25, 2022 8:31:16 AM

Hi Loren,

For the addenda – see below.

Kyle Salage | He, Him, His
Elections Specialist
City of Minnetonka | minnetonkamn.gov
Office: 952-939-8218

From: minnetonkamn@minnetonkamn.gov <minnetonkamn@minnetonkamn.gov>
Sent: Sunday, April 24, 2022 10:50 PM
To: Kyle Salage <ksalage@minnetonkamn.gov>
Subject: *NEW SUBMISSION* City council and EDA email comments

City council and EDA email comments

Submission #: 1615855
IP Address: 97.116.75.46
Submission Date: 04/24/2022 10:50
Survey Time: 21 minutes, 4 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Name

Larry Sharpe

Full Address

3726 Farmington Rd.
Minnetonka, MN 55305
USA

Phone

██████████

Email

████████████████████

City Council, EDA or LBAE

City Council

Meeting date

04-25-2022

Agenda item

Mills Church

Comment

Dear City Council, I live 1 1/2 blocks from the proposed housing project at Mills Church. When a person invests in a home in Minnetonka they should be able to rely on the zoning and the City Council to protect their investment by controlling the kind of development allowed in this purely R-1 neighborhood. If this project is approved as is, that will establish high density housing in our neighborhood. Would there be anything to prevent the church from using the rest of their land to build even more higher density subsidized rental housing? This land could accommodate quite a number of Habitat For Humanity single family or twin homes under R-1 or R-2 zoning. If the church wants to invest in high density housing they could sell their land at the R-1 market price, then invest that money in high density affordable housing in a location zoned for that. Thank you for your time and attention. AND, thank you for serving our city as you do! Larry Sharpe

Thank you,

City of Minnetonka, MN

This is an automated message generated by Granicus. Please do not reply directly to this email.



BET SHALOM
CONGREGATION

David L. Locketz • Senior Rabbi
Jill E. Crimmings • Associate Rabbi
Norman M. Cohen • Rabbi Emeritus
Tamar H. Havilio • Cantor
Sarah Lipsett-Allison^z • Cantor Emerita
Stephen Barberio • Executive Director
Rob Kieval • President

Dear Minnetonka City Council Members,

On behalf of Bet Shalom Congregation, we want to offer our full support of the Mills Church Concept Plan to create more affordable housing in Minnetonka. As neighbors of Mills Church, we welcome the addition of affordable homes in the area and believe it will enhance our neighborhood and our city as a whole. Affordable housing is one of the biggest challenges folks face today as they struggle to make a living. As people of faith, we believe that all people deserve an opportunity to establish themselves in a home in a thriving community that is safe, stable, welcoming, and vibrant. We have a desperate need to increase affordable housing in Minnetonka in order to ensure that those who work here, who grew up here, who attend a synagogue or church here, are also able to live here.

We believe that the plan developed by Mills Church to develop 12 Townhomes and 2 single family homes is reasonable and feasible. Many members of our congregation live in the area. Others work in Minnetonka, send their children to school here, and spend time in the neighborhood when they attend our synagogue every week. Our congregation welcomes the addition of new residents in the area and we believe the Mills Church plan will bring an appropriate amount of density that will fit the neighborhood.

We recognize that zoning changes may be needed and believe that as a city we have an obligation to make whatever changes are necessary in order to make affordable housing a reality in our city. On behalf of the Bet Shalom clergy, staff, and board leadership, we hope you will consider the Mills Church Concept plan for further review.

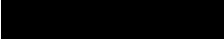
With respect and gratitude,

Rabbi Jill Crimmings, Associate Rabbi and Affordable Housing Committee Staff Lead
Gayle Kaplan, Affordable Housing Committee Chair
Sally Bressler, Affordable Housing Committee Member
Linda Hulbert, Affordable Housing Committee Member
Seymour Mansfield, Affordable Housing Committee Member
Kent Rissman, Affordable Housing Committee Member
Burt Schwartz, Affordable Housing Committee Member
Stephen Ziff, Affordable Housing Committee Member

From: [Adele Lennig](#)
To: [Loren Gordon](#)
Subject: Support for Mills Church Affordable Housing initiative
Date: Monday, April 25, 2022 11:25:18 AM

As a long-time resident of Minnetonka (35+ years) and a near neighbor to the planned affordable housing site sponsored by Mills Church, I want to voice my hearty support for the project. We need more affordable housing in our community to provide opportunities for young people and civic employees (like teachers, police, and firefighters) to live in and contribute to our community. Personally, I am also hoping that more affordable housing will improve the diversity of our community as well.

I have always been impressed with the professional and thoughtful management that our city leaders have provided for our community. Support for this program is support for the future. I trust you all to make the right choice and support this important initiative.

Adele Lennig (she/her)
Gratefully living on Dakota Land
3506 Sunrise Drive
Minnetonka, MN 55345


From: minnetonkamn@minnetonkamn.gov on behalf of [City of Minnetonka, MN](#)
To: [Loren Gordon](#)
Subject: Mills Church Proposal
Date: Monday, April 25, 2022 11:29:21 AM

Message submitted from the <City of Minnetonka, MN> website.

Site Visitor Name: Ed Mallam

Site Visitor Email: [REDACTED]

Loren,

I just sent a copy of this to Mayor Wiersum and the City Council:

I live on Inverness near the church, and I would like to express my opinion, as well as the opinion of several neighbors I have spoken with.

We appreciate Habitat for Humanity and its goals, and we are in favor of the single family homes that were proposed.

However, the current proposal's multi-family housing does not fit our historic neighborhood. We moved here because we fell in love with the forested neighborhood with single family homes tucked into half acre+ lots. Adding high density housing would ruin the neighborhood's identity and very negatively impact our attitude toward the neighborhood, the new residents, and our city. The idea of high density housing being built here makes us feel sad, frustrated, angry, and claustrophobic.

High density housing has its place, but not in our Minnetonka Mills neighborhood.

We respect the idea of new homes being built in the proposal area, but please require all of them to be single family homes.

Thank you for your consideration.

Respectfully,
Ed Mallam

From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: FW: affordable housing
Date: Monday, April 25, 2022 12:21:20 PM

From: nancy eder
Date: April 23, 2022 at 11:12:28 AM CDT
To: Rebecca Schack <rschack@minnetonkamn.gov>
Subject: affordable housing

Dear Councilperson Schack,

I am writing in support of the Mills Church and Habitat for Humanity plan to build affordable housing. As you know, affordable housing is very limited and deeply affordable is almost non-existent, unless you are a senior as I am. Because of my age and income, I am able to live in a small apartment in Boulevard Gardens, a Common Bond community. But my son, who works in production, cannot find housing he can afford. He pays \$1,000 a month in child support for two children, and most affordable places do not recognize child support as subtractable from income. Non-subsidized housing is way beyond his means. He lives in a room in north Minneapolis, where he cannot have his daughter visit because of crime. I try to help him when I can, but I may not be able to work part-time for long. I am 76 years old.

Please recognize that many people are paid wages that are not sufficient to live in this economy. One way Minnetonka can help is with affordable housing.

Sincerely,

Nancy Eder

11333 Fairfield Road #309

Minnetonka

From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: FW: Church project on Minnetonka Blvd & Baker Rd.
Date: Monday, April 25, 2022 12:14:00 PM

From: PAUL COOPER
Date: April 22, 2022 at 10:35:07 PM CDT
To: Deborah Calvert <dcalvert@minnetonkamn.gov>
Subject: Church project on Minnetonka Blvd & Baker Rd.

Greetings – I would be curious to know where you stand on the high density housing project on the church property. Unfortunately, we were unable to attend the most recent meeting. I have lived near by since 1975. I don't understand why certain city officials think that every open space needs to be filled with more of these monstrosities. Most of our residents came to Minnetonka because of its green spaces and single family housing. There must be a place for this type of thing but it certainly is not on what could be said to be the centerpiece off our city.

Hopkins just got historic designation for part of its downtown. This is the closest that Minnetonka has to that. The history of the Burwell/ Mills area goes back to the infancy of our state. To build something like this next to the old town hall and the Burwell House with its beautiful land is irresponsible.

I am not against single dwellings that are properly spaced but I do worry about what will happen when the church is gone as I don't see them as a long term owner.

Paul & Susan Cooper
3719 Baker Rd.
Sent from [Mail](#) for Windows

From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: FW: Mills Church Concept Plan
Date: Monday, April 25, 2022 11:56:54 AM

From: Sally Bressler
Date: April 22, 2022 at 10:05:58 AM CDT
To: Deborah Calvert <dcalvert@minnetonkamn.gov>
Subject: **Mills Church Concept Plan**

Dear Council Member Calvert,

We support the Mills Church Concept Plan to develop affordable housing that the City Council will be reviewing on April 25. This plan is consistent with the affordable housing home ownership goals outlined in the City of Minnetonka's Comprehensive Plan and the collaboration with Habit for Humanity is a wonderful opportunity for community involvement.

It makes sense to us that zoning changes are justifiable in this case in order to make affordable housing a reality in Minnetonka. The concept plan presents a very reasonable increase in density for this location and will fit nicely into the neighborhood.

We would very much like to see this project proceed with the approval of the City Council and the Planning Commission.

Sincerely,

Sally and Eric Bressler
2465 Crowne Hill Rd.
Minnetonka, MN 55305

From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: FW: Mills Church
Date: Monday, April 25, 2022 12:23:02 PM

From: LAURA ARNDT
Sent: Sunday, April 24, 2022 7:10 PM
To: Brian Kirk
Subject: Mills Church

I understand there is another meeting tomorrow night regarding the Mills Church/Habitat for Humanity project. I am in full support of the project. I live at 3614 Farmington Road and don't feel that the additional traffic will be an issue. I welcome affordable housing into our community. We have too many mega mansions being built that only the upper class can afford.

Sent from my iPhone

From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: FW: Support for Mills Church Concept Plan for Affordable Housing
Date: Monday, April 25, 2022 12:09:58 PM

From: Rachel Holmes

Sent: Wednesday, April 20, 2022 5:36 PM

To: Brian Kirk

Subject: Support for Mills Church Concept Plan for Affordable Housing

Dear Councilperson Kirk,

I am writing to you in support of the Mills Church Concept Plan to build Habitat for Humanity housing on the church's property.

Minnetonka is a beautiful city with splendid amenities to offer its residents. However, Minnetonka needs additional housing at affordable prices to allow more people who work or attend school in Minnetonka to own houses in Minnetonka.

Mills Church has a large, unused parking lot and other underutilized space on its property that is an idea site for affordable housing. The construction of two six-unit townhomes and two single-family homes is a sensible use of Mills Church's undeveloped property that provides for a very reasonable increase in neighborhood density. If Minnetonka is going to encourage the development of affordable housing within the city, we need your help in providing for zoning changes that will allow this development to occur.

The partnership of Habitat for Humanity and Mills Church is a strong foundation for increasing affordable housing in Minnetonka. Please support the concept plan and the necessary zoning changes so that 14 more families can enjoy living in Minnetonka as much as I do.

Sincerely,

Rachel Holmes

5514 Bimini Dr.

Minnetonka, MN 55343

Submission # 1580795
IP Address [REDACTED]
Submission Recorded On 04/07/2022 11:42 a.m.
Time to Take Survey [REDACTED]

Page 1

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City staff will receive the completed form, and will include comments received by the deadline in the meeting materials.

Name

Larry Sharpe

Full Address

3726 Farmington Rd.
Minnetonka MN 55305
US

Phone

[REDACTED]

Email

[REDACTED]

***Planning commission or EDAC**

Planning commission

***Meeting date** 

April 7, 2022

***Agenda item**

Mill Church Project

***Comment**

Hi, I live 1 1/2 blocks from the proposed housing project. The land surrounding the project is zoned for R-1, single family homes. When a person invests in a home in Minnetonka I think they should be able to rely on the existing zoning and the Planning Commission to control the kind of development allowed in a purely R-1 neighborhood. If the church wants to invest in high density subsidized housing they should sell their land at the R-1 market price, then invest that money in high density housing in a location zoned for that. If this project is approved, that will establish high density housing in our neighborhood. Then would there be anything to prevent the church from using the rest of their land to build even higher density subsidized rental housing?

Submission # 1575131
IP Address [REDACTED]
Submission Recorded On 04/05/2022 11:46 a.m.
Time to Take Survey [REDACTED]

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Name

Claudia Gundlach

Full Address

12901 Burwell Drive
Minnetonka, MN 55305
Minnetonka Minnesota 55305
United States

Phone

[REDACTED]

Email

[REDACTED]

*Planning commission or EDAC

Planning commission

*Meeting date ?

April 7, 2022

*Agenda item

Concept Plan Review Mills Church 13215 Minnetonka Drive

*Comment

In regards to the Mills Church property concept my reaction is that 17 homes on approx. 2 1/2 acres is not going to fit the character of the neighborhood, it is too dense and it would be difficult to design townhouses that blend with the single family homes and the historic old Town Hall building. I worry that there will be too much land covered with buildings and pavement, trees will be lost and the development will stand out like a strip mall. I wonder if the added traffic will impact navigating Baker Rd.

Submission # 1579940
IP Address [REDACTED]
Submission Recorded On 04/07/2022 12:01 a.m.
Time to Take Survey [REDACTED]

Page 1

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Name

David & Kristin Hoyt

Full Address

3629 Farmington Rd
Minnetonka Minnesota 55305
United States

Phone

[REDACTED]

Email

[REDACTED]

*Planning commission or EDAC

Planning commission

*Meeting date

04/07/2022

*Agenda item

Mills Church Housing Proposal

*Comment

We object to the introduction of multi-family housing units in our neighborhood. We feel very strongly this housing proposal as outlined will decrease the value of our properties, disrupt the historical character and identity of our neighborhood, and create an overload of family units in an otherwise quiet neighborhood. Issues that need to be addressed : 1) This block is (or was) zoned R-1. The rezoning required for this proposal is apparently being done with zero or very little neighborhood input. Spot zoning as this should REQUIRE neighbor input. Very poor zoning practice. 2) Reliable studies (Stanford University) have shown that the introduction of affordable multi-family housing adjacent to higher income single family homes creates a strong housing price drop locally and that devaluation remains even after 10 years. 3) We have both worked several times for HFH homes and they are a good organization. Why aren't 5 or 6 single family homes being built on the proposed building sites? This would be congruent with the neighborhood. We heard that this idea "wasn't financially feasible". Why would that be? Two private developer homes were just completed across the street. 4) The two six-plex proposal is extremely sketchy. Are the homes rented, owned, rent-to-own? Who manages the exteriors and yards? How can \$25/month HOA fee sustain anything (most HOA fees are 300-500/mo)? How come there is zero screening from Inverness Rd? What are the income restrictions on tenants? None of these issues were addressed at the March 22 zoom meeting. 5) What does the future hold for this block if proposed buildings fail or if the church gets demolished or the old village hall needs to be torn down from rot? Does this new vacant land get more multi-plex affordable housing built on it? To date, the city has given us the strong impression that this is a done deal (done behind closed doors) and that you want NO input from the neighborhood. WE are the ones being affected!

Submission # 1567844
IP Address [REDACTED]
Submission Recorded On 04/01/2022 4:47 p.m.
Time to Take Survey [REDACTED]

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Name

Mary McKee

Full Address

3842 Baker Road
Minnetonka MN 55305
hennepin

Phone

[REDACTED]

Email

[REDACTED]

***Planning commission or EDAC**

Planning commission

***Meeting date** 

Thursday, April 7, 2022

***Agenda item**

Mills Church

***Comment**

I understand that buyers of townhome or single homes will be required to be low-income, but is there any covenant that prevents buyers from renting out townhomes or single homes to other than themselves. Home owners tend to take better care of property as they have more investment and add well-being to the neighborhood.

Submission # 1574626
IP Address [REDACTED]
Submission Recorded On 04/05/2022 9:57 a.m.
Time to Take Survey [REDACTED]

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Name

Jayson Palm

Full Address

14816 Highland Lane
Minnetonka MN 55345
United States

Phone

[REDACTED]

Email

[REDACTED]

*Planning commission or EDAC

Planning commission

*Meeting date

4/5/22

*Agenda item

Mills Church Habitat for Humanity project

*Comment

I wrote a comment yesterday, but don't think it sent properly. So you may already have a response from me, if it did send. I attend Mills Church and am the Facilities Director for St. David's Center (we use the Mills Office building that is directly next to the location where the first Habitat house will go). I also worked for many years at ICA Food Shelf, so I'm well aware of the affordable housing need in the Minnetonka/Hopkins area. This project seems like a fantastic way to build a number of affordable homes in Minnetonka, and I'm so grateful to see a church/nonprofit donating land to make something like this happen. I also recognize that some neighbors are not happy and/or are fearful of this project. I attended the Mills and Habitat meeting with the neighbors a few weeks ago, and heard them share those fears openly, and share that they think traffic will be a major issue. I'm thankful they feel open to share their concerns. Although certainly some traffic will be added to Inverness, that will be minimal, and I think at the end of the day it is more accurate that they have fears about the kinds of people who will live in the affordable homes that are built. Much of their fear comes from misperceptions and misinformation, which is sad and should not stop this project, in my opinion. Including families that need affordable housing in our community is exactly what we DO need long-term. I believe that wholeheartedly. Thank you for giving attention to this project, and I sincerely hope it goes through, as proposed by Habitat for Humanity, or at least very similar. It's a great opportunity to add a nice amount of affordable housing in Minnetonka.

Submission # 1581384
IP Address [REDACTED]
Submission Recorded On 04/07/2022 2:25 p.m.
Time to Take Survey [REDACTED]

Page 1

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Name

Julie Sjoldal

Full Address

3395 Plymouth Road
Minnetonka Minnesota 55305
United States

Phone

[REDACTED]

Email

[REDACTED]

*Planning commission or EDAC

Planning commission

*Meeting date

April 7, 2022

*Agenda item

Mills Church Habitat for Humanity proposed project

*Comment

As the Chief Executive Officer of St. David's Center, located at 3395 Plymouth Road in Minnetonka, I am submitting this letter for public comment at the Planning Commission Meeting on April 7, 2022, in support of the Habitat for Humanity project that is under consideration near Mills Church. I would like to begin by stating on behalf of St. David's Center, a nonprofit organization with a 60-year history, that we are proud to have our headquarters located in Minnetonka. Our mission is to build relationships that nurture the development of every child and family, and our 450 staff members (teachers, social workers, case managers, and therapists) serve over 4,000 children, families, and adults with special needs across the metro community. We can achieve this mission because our community has been – and continues to be – deeply committed to the health and well-being of our youngest and most vulnerable citizens. It is in this spirit that I submit my public comments today in support of the Mills Church and Habitat for Humanity housing project that is being considered. - This is a reasonable project in a suitable location. - Faith communities often take the role of calling on us to do what is right. Mills Church is giving this land for much less than is valued. They are giving us the opportunity as a community to do what is right. - If we all said, "Not in my backyard," what would our community look like? - The right thing is to give our fellow citizens, who have faced struggles that we may not understand, an opportunity for stable and healthy housing in a beautiful community. - Habitat for Humanity has documented positive outcomes in personal health, economic prosperity, education, and connection to the community among Habitat homeowners. Thank you, Julie Sjoldal, CEO, St. David's Center

From: AMY O'BRIEN

Sent: Monday, April 25, 2022 3:29 PM

To: Brian Kirk

Subject: Proposed Mills Church Plan

As a resident of the neighborhood that will be directly impacted by this development I wanted to convey my concerns regarding this project.

My number one concern is changing the zoning from R1 to allow for the multi-unit development portion of the proposed plan. This will set a bad precedent and is not suitable for an already congested area. Twelve units s WAY too dense for our neighborhood. The scale of the proposed townhomes is completely out of proportion for a neighborhood of primarily rambblers. It sticks out like a sore thumb. Why not build more single family homes or even twin homes? I don't think so many residents would be opposed to that sort of density.

Secondly, there are plenty of affordable homes in Minnetonka, I live in one of them as do many of my neighbors. Which is why I believe the city is always up for their "greater good" projects to happen either on my street or nearby. Perhaps the city might take a look at the impact tear downs have on the cost of homes in the area because no one builds a \$300,000 home on \$200.000 lot.

Lastly, what happens if and when the Mills Church decides it's no longer sustainable as an entity? My guess is there will be even more multi-unit dwellings built on the sight. This is our neighborhood and we like it despite the constant and unregulated speeding on Baker Road that the police continually ignore.

Thank you,

Amy O'Brien
3514 Baker Road

From: [Katherine Lewis](#)
To: [Loren Gordon](#)
Subject: City Council Meeting, input on Mills Church Housing Project
Date: Monday, April 25, 2022 4:20:08 PM
Attachments: [Outlook-qutzytcf.png](#)

To the Members of the Minnetonka City Council,

As a leader of a local congregation and as a neighbor of the Mills Church, I write in support of the Mills Church plan to provide much needed local development of housing that is affordable in our community. I appreciate the visionary leadership that pastor Dave Landt and others are offering to provide access to housing, which will only further improve the quality of life for all of us in the community. I also support any necessary zoning changes that will make affordable housing a reality in our neighborhood.

We need people of all income levels in Minnetonka to make our community thrive. Providing safe and affordable homes is a basic part of building healthy neighborhoods. The ICA Food Shelf, whose offices are on our church property, are a community asset that many of us are proud to support. Similarly, support for the Mills Church project could develop into another such community asset. We need your courageous leadership to make this so.

We believe that loving God means loving and serving our neighbors, particularly those neighbors who are the most vulnerable. I appeal to you, as public servants, that you, too, have a loyalty to the most vulnerable among us.

Thank you for your consideration and I look forward to seeing this plan approved. Please be in touch if there is any way I can be helpful.


The Rev. Katherine Lewis

The Rev. Katherine Lewis | Rector

St. David's Episcopal Church

13000 St. Davids Road

Minnetonka MN 55305

she/her/hers | c. 612.747.5405 | 



St. David's
episcopal church

Loving God. Loving One Another.