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**To:** Planning Commission  
**From:** Loren Gordon, AICP, City Planner  
**Date:** April 28, 2022  
**Subject:** Change Memo for the April 28<sup>th</sup> Planning Commission Agenda

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### ITEM 8B – Holiday Gas

The following comments were inadvertently omitted from the planning commission packet or were received after the distribution of the packet:

- Lawrence Peterson – 12901 Burwell Drive

My big concern is light intrusion onto our properties on Burwell Drive. Some of the existing lights are dark sky compliant, but not where they are installed. This whole property has too many lights on for the style of the neighborhood which is laid back and small town like I would like the lights to be located as low as possible so not to leak light on to the lower elevation properties on Minnehaha creek. Please help reduce the amount of light pollution in our neighborhood and turn the lights off or reduce them after hours. Thank you.

- Claudia Gunlach – 12901 Burwell Drive

I have the following concerns about changes to the gas station at 12908 Mtka. Blvd. The retaining wall may have been built on my property the last time it was improved, I do appreciate the wall and it's maintenance, but do not want a possible encroachment to be factored into building toward the creek, there is not a great deal of space for trucks or emergency vehicles as it is now. I am also concerned changes to the façade, parapet, signage and canopy may allow more light onto my back yard, changing the color of the sign or canopy could be drastic. I do not see elevation drawing on comments on this. The appearance of this property has changed away from the village appeal in past years as agreement with the previous owner were not completed or kept up. When the canopy and carwash were added. Agreement to keep the wash doors closed during operation, and turn lights off after closing time were not honored, landscaping both in front and along retaining wall were not done, and the grading needed to have paved area drain into the filtering pond built for that purpose has not been maintained, there is now a deep gully across my neighbors property caused by runoff from the parking lot. I think these old agreements need addressed when new changes are made.

- Claudia Gunlack – 12901 Burwell Drive

Hi Rebecca and Deb,

Thank you for hearing my concerns about the proposed changes to the Gas Station at 12908 Mtka. blvd. Here is an advance copy of a letter I sent to Bria Raines, she has assured me that it will make it into the Thursday April 28th Planning Commission's agenda. I am glad I read through the agenda before and had time to respond. If any one involved would like to view these concerns from my property I would be happy to have them over.

Thank you,  
Claudia Gundlach

12901 Burwell Drive

I am writing to address several concerns about the proposed changes to the gas station at 12908 Minnetonka Blvd.

First off, I was shocked to find new lighting and signage plans appear only on the Planning Commission's agenda and were not on the Project Proposal.

I was also taken back that no public comments were recorded, although I and others sent in comments in March. Residents need to be notified so they can have enough time to respond to complete plans.

Although I appreciate the new owners wanting to improve the appearance of their business, the area along Minnetonka Blvd is predominately residential with 1 block of 5 businesses and the overall lighting and look of the changes are not in line with the character of the neighborhood. The same care that has been taken by other businesses to fit into the look and tone of the neighborhood does not seem to be present in the Holiday Gas Station plan.

I live at 12901 Burwell Drive, one of several homes directly behind and below the project. The increased lighting that is proposed will add considerably more light shining in our and neighbors backyards and windows at night. The added light especially from lit canopy sides and lit signs above the car wash stalls will decrease our ability to enjoy our property. More light is not needed on this ecologically sensitive area on Minnehaha Creek, if we find the light intrusive the wildlife must also find it disturbing. A Dark Sky compliant plan should be considered, this may take extra thought and planning to address the goals that extra light is trying to achieve.

When the last update to the property with variances was done there were agreements made with the owner of Glen's that were never completed or maintained. It would be nice if these agreements could be honored by the new owners along with any new variances. These agreements include:

1. The doors of the carwash will be closed during operation.
2. The car wash will not operate after 8:00 pm.
3. The lights will be turned off when the business is closed.
4. Shrubbery will be planted along the retaining wall at the back of property and on Minnetonka Blvd. (currently the entire area up to the retaining wall has been paved)
5. Proper drainage will be implemented on property so runoff flows into the pond created specifically for that purpose. (As it is now, the runoff has eroded a trench across our neighbor's lot that then flows directly into Minnehaha Creek)

Furthermore, I believe the retaining wall was built on my property when it was last replaced. I did not have my property surveyed since then but would not want any easement on my property to be included in a variance decision, or future changes. I do appreciate the retaining wall and fence and am hoping that repairs will be made to the fence during this remodel, perhaps made taller. Other questions that may impact us and the neighborhood are;

What is an eyebrow light, and Directional light B on the retaining wall?  
What purpose does each light have? Have options been examined to achieve objectives that create less light pollution?

What are the planned hours of operation?

What time will lights be turned off at night?

What is the projected increase in traffic and noise?

Will emergency vehicles have enough maneuvering space in the back? Given it is a dangerous business, even 6" could make a difference.

Will the new sign gain altitude even if it stays the same height, and will more lumen power be added?

- Sam Black – Minnetonka Resident

Good afternoon Rebecca,

I am a couple of weeks early, but on the March 17 planning commission agenda you're going to be asked to consider approving a plan to renovate Glenn's One Stop gas station into a Holiday store.

From a business case, its strange they're opening up a Holiday store there so close to the one on Cedar Lake Road. You should ask if they are they going to change that station at all? Maybe that one is over-busy and this will alleviate pressure who knows.

From a design perspective - I have a great idea and I'd like it if I could get you on board asking for it? The south wall of the main station would be a fantastic place for the owner to consider a public art mural - maybe commission a local artist to do something worthy of an Instagram post. It could say "Minnetonka Mills" and perhaps show how the district looked in its glory days.

Considering the art gallery, the historic Dairy Queen and the whimsical and popular reuse of the Station Pizzeria property, another suburban Holiday Station Store doesn't cut it. Please, use your lobbying power to push the owner/developer/architect to do something unique and creative - even if they meet all the coding requirements I would really like you to twist their arm to do something awesome for our community.

It's not about requiring Holiday to go high end or spend a bunch of money or for them to completely abandon their brand design standards - this request is about not wasting the city's best shot to harness the unique character of Minnetonka's most visible slice of our heritage.

I don't know if I can be there personally on March 17, so I'm hoping you'll take up this small, but important cause when you get a chance. I don't know if we have a Chamber of Commerce in Minnetonka, but this is the kind of thing it would be great for that type of an organization to contribute some time/money to pull off.

Thanks,  
Sam Black  
Minnetonka Resident

- **Gary Odegaard**

Dear Bria

I am writing to voice concerns that my mother, Jan Lapsey, 12909 Burwell Drive, has about the Minnetonka Properties Gas Station on 12908 Minnetonka Blvd. Mom lives directly behind the gas station and has had ongoing problems with intrusive light and erosion of her land between the Gas Station and Minnehaha Creek. Because the house sits lower than the gas Station there is no protection from the direct light shining in the bedroom windows all night from the canopy, lit sign, and other lights. The erosion problem has been a particular problem since the repaving and rebuilding of the retaining wall and fence. Run off water flows over mom's property digging deeper every rainfall and carrying pollutants directly into the Creek. This problem was never resolved as it should have been and was promised when the car wash was added years ago.

We think the new owner has the opportunity to fix these problems while still improving the business and regain support from the area neighborhood.

Thank you,

Pam Blegen, daughter of Jan Lapsey

Bria,

My sister, Pam Blegen, had a problem in trying to send to you the above message. When it failed to send, she asked me, Gary Odegaard, to forward this message, with which I fully concur.

Sincerely,  
Gary Odegaard

- **Beverly Baker – 12900 Saint Davids Road**

I reside at 12900 Saint Davids Road. Saint Davids Road is south of Minnetonka Blvd and directly south of the project.

My concerns are maintaining the character of Minnetonka Mills, lighting, signage and traffic.

Many years ago the city of Minnetonka contracted Barbara Reed to moderate 4 group sessions open to the community. The purpose was to discuss the future planning of the historical Mills District.

1. Was the input from these sessions consulted when reviewing this project?

2. The proposal is for a Holiday Gas Station. What brand standards need compliance that would not be necessary with a minor brand station?

3. The lighting/signage will be from the car wash (south side will be illuminated), illuminated Holiday Shop sign (40 sq feet), LED eyebrow lighting on east, west, and south elevations, and the Pylon sign. How does this lighting compare to the present lighting? How will the lighting affect the neighbors and neighborhood? The new location for the Pylon sign seems to be placed poorly. What was the problem with the present location?

4. Access from Minnetonka Blvd into the gas station can be congested. Is a new traffic pattern necessary?

5. Minnetonka Blvd is very busy. Cars heading north on Shady Oak Road and turning west on Minnetonka Blvd still use the two lanes on Shady Oak Road to turn west on to Minnetonka Blvd. Cars do not yield to pedestrian traffic. With a more inviting patio area, the safety of pedestrians needs to be considered. How much is traffic expected to increase?

### **ITEM 8C – Chase Bank**

The applicant has requested that this item be removed from this agenda. The commission may consider the CUP application at a later date.