



14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | eminnetonka.com

To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: May 12, 2022
Subject: Change Memo for the May 12th Planning Commission meeting

ITEM 8A – Taco Bell

There is an error on page 4 of the staff report regarding proposed building size. The report should read as follows:

The proposed Taco Bell restaurant building is ~~2,951~~ 2,591 square feet in size.

Staff is also recommending the resolution include the following condition of approval:

5. A solid opaque fence be constructed along the north property line.

ITEM 8B – Woodhaven at Minnetonka

The attached comment was inadvertently omitted from the packet.

April 21, 2022

Planning Commission
City Of Minnetonka
14600 Minnetonka Blvd.
Minnetonka, Minnesota 55345

Re: Woodhaven of Minnetonka (“Woodhaven”)

Dear Commission Members:

We are writing to express our concerns regarding the above proposed project.

By way of background, we have resided at 12920 Woodbridge Trail for the past 33 years. We initially chose Minnetonka as our home because of its natural environment. We chose this house because of its wooded expanse and access to the marsh. Even in retirement, we continue to live here because of these features.

Initially, we are concerned about the seriatim consideration of Woodhaven and Minnetonka Woodland Preserve. As you know, these proposed projects are both along Plymouth Road and are in very close in proximity. Each one will have a significant impact on the neighborhood. Jointly, they promise to change the neighborhood dramatically. If approved as conceived, these

projects would create approximately 27 new homes in a very, very small area and eliminate much open space.

According to the City website, the Planning Commission engages in strategic planning consistent with the city's comprehensive plan. It is difficult to understand how that can be done voting on one project while knowing another project-nearly adjacent to the first-has already been before the Commission.

Our specific concerns include, but are not limited to, the following:

- 1) **Wildlife.** One reason we have enjoyed our location (as a side note, the developer mislabeled the street number of our house on the aerial photo he submitted) is because of the birds we are able to enjoy. Attached to this letter are photos which were taken from inside our house of a few of the birds which frequent our yard. As the Commission is no doubt aware, songbirds are struggling these days. Today, loss of habitat is affecting bird populations. Woodland will eliminate significant habitat. If allowed to proceed, Woodland promises to further depress the activity and lyricism of birds who call Minnetonka home. That would be a very unfortunate loss for the city.
- 2) **Traffic.** Although traffic on Plymouth Road has been somewhat depressed during the pandemic, it appears to be picking up. There has been considerable development

around Ridgedale which is fueling the use of Plymouth Road. Exiting Woodbridge Trail at certain hours of the day can be challenging. Given the north to south traffic, the small hill on Plymouth Road coming up from Forest Meadow, drivers frequently exceeding the speed limit, children catching school buses on Plymouth Road and the Woodland developer targeting seniors to purchase these homes, some type of traffic control on Plymouth Road will be necessary should Woodhaven be approved. Of course, the traffic issue may be compounded in the event Woodland Preserve proceeds.


3) **Quietude.** The existing neighborhood is extremely quiet. Minnetonka has an ordinance which restricts the hours when construction can occur. In the case of Woodland, the proposed project wedges itself very tightly into an existing neighborhood. The proposed project, if approved, will involve earthmoving, extensive tree removal and considerable pounding. In the unfortunate circumstance that Woodland is approved, we hope the city will impose tighter time restrictions on hours of operation and a firm date of completion subject to liquidated damages. The neighborhood need not suffer from a lack of quietude hour after hour, month after month, season after season at the discretion of the developer.

Thank you for taking into consideration our concerns and thank you for your service to the city.

Sincerely,



Robert Moilanen



Marlene Senechal
12920 Woodbridge Trail
Minnetonka, Minnesota 55305

CC: Rob Schultz, Executive Director
Audubon Minnesota
2355 Highway 36 West, Suite 400
Roseville, Minnesota 55113





