

**Minnetonka Planning Commission
Minutes**

June 9, 2022

1. Call to Order

Chair Sewall called the meeting to order at 6:30 p.m.

2. Roll Call

Commissioners Henry, Powers, Banks and Sewall were present. Hanson, Maxwell and Waterman were absent.

Staff member present: City Planner Loren Gordon.

3. Approval of Agenda

Banks moved, second by Henry, to approve the agenda as submitted with additional information and a change to a resolution provided in the change memo dated June 9, 2022.

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

4. Approval of Minutes: May 26, 2022

Powers moved, second by Henry, to approve the May 26, 2022 meeting minutes as submitted.

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

5. Report from Staff

Gordon reported that the next planning commission meeting is scheduled to be held on June 23, 2022.

6. Report from Planning Commission Members

Powers reported that he and Chair Sewall participated in interviewing the finalists for the city manager position. He enjoyed the well-organized event and was impressed by all of the finalists.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Variance to the tree protection ordinance for the redevelopment of the property at 17048 Patricia Lane.

Gordon recommended commissioners postpone the review of this item due to not enough commissioners being present to pass a motion.

Powers moved, second by Banks, to postpone the review of Item 8A, an application requesting the approval of a tree protection ordinance variance for the redevelopment of a new home at 17048 Patricia Lane.

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

B. Items concerning Rayito de Sol at 3520 Williston Road.

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

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

Henry and Gordon discussed the drop-off area and traffic pattern for the site.

Lisa Wadsen, director of real estate and construction for Rayito de Sol, stated that:

- The applicant is excited to be a part of the Minnetonka School District. The brand is looking to grow to 13 locations in three years. The founder has won numerous small business awards in the twin cities since 2012. The founder is a teacher striving to bring wellness to infants through preschool-age children.
- The school provides a full Spanish-immersion experience.
- The location would fit beautifully and provide a great natural resource and playground behind the building.
- The current plan is to locate the drop-off and loading area in the spots in front of the school. The drop-off time would be 7 a.m. to 9 a.m. It would not interfere with church traffic at all. It would not operate on the weekends. The school would be closed for the holidays.

Vanessa Pujic, principal of Minnetonka Christian Academy (MCA), stated that:

- The school serves pre-K to 10th-grade students.
- Rayito de Sol's mission and vision fit well with the campus.
- MCA is allowing the Academy of Whole Learning to finish off its lease. MCA is done operating for the summer and has moved out of the 3520 building. MCA will move into the 3500 building in July after the Academy of Whole Learning has vacated.
- There will be signs to identify the entrances and exits to the different parts of the campus that belong to different entities and direct traffic flow.

Powers confirmed with Ms. Pujic that the 3520 building functioned well for a school use.

Henry confirmed with Ms. Pujic that the 3500 building would provide ample space to meet a potential increase in the number of students in the future.

David Land of MCA stated that:

- It would be possible to house a second tenant in the 3500 building, but it would be housed at opposite ends of the gymnasium which is not the most desirable space. It would only be available for a temporary period until enrollment increases. It would be possible, but challenging.
- The church operates Saturday and Sunday. The schools operates Monday through Friday.
- MCA has been operating out of the 3500 building for nearly 50 years. The number of students being planned for the future would be the same as the number of students that have been housed there before.

The public hearing was opened. No testimony was submitted and the hearing was closed.

In response to Henry's question, Gordon explained that the city does not limit a school's enrollment but may require changes to correct a traffic issue if one is created in the future.

Powers visited the site. It is an ideal site for the proposal. He has no problem with the application. He welcomed Rayito de Sol.

Henry likes the location being close to nature and secluded. He supports staff's recommendation.

Banks agreed. It would be a great location. The proposal makes sense. He did not see any parking issues. He wished the applicant luck.

Chair Sewall did not see a problem with traffic flow or parking. He supports the proposal.

Powers moved, second by Henry, to recommend that the city council adopt an ordinance approving an amendment to the existing master development plan and site and building plans for the conversion of the remaining existing storage facility into classroom space for a licensed daycare facility and a resolution approving a conditional use permit for a licensed daycare center for the property at 3520 Williston Road.

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

9. Adjournment

Banks moved, second by Henry, to adjourn the meeting at 7:15 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary