

**Minnetonka Planning Commission
Minutes**

July 7, 2022

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, Senior Planner Ashley Cauley and Planner Bria Raines.

3. Approval of Agenda: The agenda was approved as submitted.

4. Approval of Minutes: June 23, 2022

Waterman moved, second by Powers, to approve the June 23, 2022 meeting minutes as submitted.

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

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting on June 27, 2022:

- Adopted an ordinance and a resolution approving items for Rayita del Sol at 3520 Williston Road.

The annual boards and commissions dinner is scheduled to be held at 5:30 p.m. on July 13, 2022 at the community center.

The annual bus tour is scheduled to be held on Aug. 25, 2022.

The next planning commission meeting is scheduled to be held on July 21, 2022.

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Banks moved, second by Powers, to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Conditional use permit for a daycare facility within the existing religious institution at 4215 Fairview Ave.

Recommend that the city council adopt the resolution approving a conditional use permit for a daycare facility at Grace Apostolic Church at 4215 Fairview Ave.

Maxwell, Powers, Waterman, Banks, Henry and Hanson voted yes. Sewall was absent. Motion carried and the item on the consent agenda was approved as submitted.

8. Public Hearings

A. Conditional use permit and variance for a religious institution at 11505 and 11543 K-Tel Drive.

Acting Chair Hanson introduced the proposal and called for the staff report.

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

Abdihamid Sheekh, the applicant, stated that he was available for questions.

Maxwell asked if the applicant felt that the number of parking stalls required was reasonable. Mr. Sheekh stated that the number of required parking stalls is high compared to what he has seen. He has never seen more than ten people at a time at the location. Two or three rows would have no mats.

Banks asked about the applicant's plan to provide outdoor space for children. Mr. Sheekh explained that the hours on Saturdays and Sundays are very short. There are no outdoor activities.

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

Waterman felt that the proposal makes sense in terms of the conditional use permit. It would be a reasonable use. He supports the parking variance. It sounds like the parking ordinance is being reevaluated. No opposition has been received. He supports the staff's recommendation. He looks forward to the proposal moving forward.

Henry was glad there would be the potential for overflow parking. He would like that included as a condition of approval. The proposal would be a good use of the space. He supports staff's recommendation.

Powers supports staff's recommendation. The proposal fits the conditional use permit standards well. The parking variance is not a problem. He encouraged the applicant to

consider providing some outdoor space for young children who may not be able to sit still for three hours. He supports the proposal.

Maxwell supports the proposal. The parking seems adequate based on the number of people on the site at a time and the peak hours occurring at sun up and sun down. The peak demand would be at different times than surrounding uses. She supports staff's recommendation.

Banks concurs with commissioners. He looks forward to having the proposal in Minnetonka. He is comfortable with the parking variance. He would suggest adding an outdoor play area if children stay longer than currently anticipated. He supports staff's recommendation.

Acting Chair Hanson supports the proposal.

Banks moved, second by Powers, to recommend that the city council adopt the resolution approving a conditional use permit and parking ordinance variance for a mosque with childcare services and religious studies at 11503 and 11543 K-Tel Drive.

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

The city council is scheduled to review this item at its meeting on July 18, 2022.

B. Amendment to the existing Bonaventure sign plan for Top Ten Liquors at 1641 Plymouth Road.

Acting Chair Hanson introduced the proposal and called for the staff report.

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

Omar Torres, vice president of marketing and development for Top Ten Liquors, applicant, stated that:

- He appreciates Cauley and staff providing him with the opportunity to speak at the meeting and participate in the process.
- Residents will have an excellent opportunity to enjoy the experience of both places.
- The process of getting a liquor license was complicated.
- The signs need to reflect two concepts working in one space.
- The east elevation is all about visibility from I-394.
- He thinks he and staff came up with a really good solution.
- He had nothing to add.
- He was available to answer questions.

Waterman asked why the sign on the east elevation went with “Top Ten Liquors” rather than “WineSide.” He noted that WineSide is a new concept. Mr. Torres explained that the decision was based on the entire building rather than one side or the other. There are a lot of expectations for WineSide. The liquor store would serve the bar, deli, cheese counter and grocery area. When the Bonaventure Mall area is accessed from Plymouth Road the first visible sign has both “Top Ten Liquors” and “WineSide.” That will clearly identify the two concepts that provide an overarching experience in one place. The decision to put “Top Ten Liquors” on the east elevation is purely a business strategy. The restaurant, grocery and wine bar will have a life of their own as WineSide. Traffic traveling past the east elevation is crucial. “Top Ten Liquors” can better compete with the national brands that are also on the east elevation. The priorities for the sign are to complement the building; fit in with its neighbors; and be as large as the ordinance allows in order to be clearly visible to drivers traveling 55 miles per hour on I-394. Providing the best presentation possible is important for the business to be successful.

In answer to Powers’ question, Mr. Torres stated that both concepts need to do well. Top Ten Liquors is new to Minnetonka. The east elevation sign provides a great opportunity to advertise.

Maxwell confirmed with Mr. Torres that there would be a common lobby and then a separate entrance to the right to the restaurant, grocery store and wine bar. Mr. Torres stated that there would be a separate entrance to Top Ten Liquors at the end of the lobby. Both businesses work separately. There will be separate signs inside for each side.

In response to Banks’ question, Mr. Torres explained that the applicant took this opportunity to rebrand the company including changing the logo, store signs and signs outside of the building. There are other locations of Top Ten Liquors without WineSides, but not WineSides without Top Ten Liquors. The proposal is the result of working with staff to determine what the ordinance and building’s sign plan allow and making an effort to explain both concepts.

In response to Henry’s question, Mr. Torres explained the different signs used by the business throughout the years. Mr. Torres stated that his mission is to standardize every sign and provide a creative marketing design for the company. All future locations will have similar signs to the current proposal.

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

Maxwell supports the proposal. She is focused on making sure that the signage provides effective way-finding; meets ordinance requirements; and fits in the space. The “Top Ten Liquor” on the east side aligns with what Champps had and it is a reasonable size. She likes that the applicant made an effort to have the sign fit with the existing signs and made it clear and easy to read. The sign on the south side makes it clear to patrons where to go. She supports staff’s recommendation.

Powers hopes the business succeeds. He was honored the store would be located in Minnetonka. He appreciates the sign on the east side fitting in well with the neighboring signs. He supports staff's recommendation.

Waterman agreed with commissioners. He felt it made sense to approve a sign where Champps had had a sign. He would have liked to see both sign concepts. He supports a second sign.

Banks supports approving the sign on the east side of the building. He would support the creation of a font committee. He likes the unique sign on the south side of the building to make it more identifiable as the Top Ten Liquors' brand. He supports staff's recommendation.

Henry likes the clarity of the sign, but felt it looks generic. He thought adding the logo, if the letters would still be readable from I-394, would be a good option.

Acting Chair Hanson appreciates that the signs feel intentional. He prefers to let the business run the business. He also supports staff's recommendation.

Henry moved, second by Powers, to adopt the attached resolution approving an amendment to the Bonaventure sign plan for Top Ten Liquors at 1641 Plymouth Road.

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

Acting Chair Hanson stated that an appeal of the planning commission's decision must be made in writing to the planning division within ten days.

9. Adjournment

Maxwell moved, second by Powers, to adjourn the meeting at 7:43 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary