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**To:** Planning Commission  
**From:** Loren Gordon, City Planner  
**Date:** Aug. 4, 2022  
**Subject:** Change Memo for the Aug. 4 Planning Commission meeting

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**ITEM 8A – Park-Nguyen Residence**

The attached neighborhood comment and staff response was inadvertently not included the packet.

**From:** [Susan Thomas](#)  
**To:** [REDACTED]  
**Subject:** RE: Park-Nguyen Residence  
**Date:** Tuesday, July 26, 2022 9:43:44 PM

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Anthony,

Thank you for your email. It will be included with the written information provided to the planning commission for their consideration. I hope the following addresses your questions and concerns:

Questions

1. The drainage and utility easement shown on the south and east property lines is seven feet wide. The applicant proposes to construct several retaining walls just outside the easements. The home itself would be located 19 feet from the south property line. The retaining walls are shown in gray and the home in red on the screen shot below.
2. Seven feet is the standard width of drainage and utility easement on properties in Minnetonka. In some cases, where large sewer and water mains run across a property, the easement may be wider.
3. The infiltration area, in particular the volume of runoff it must manage for, is based on engineering models (calculations). An applicant's engineer provides the models, which are then reviewed by the city's water resources engineer. An infiltration area that does not meet the city's stormwater rules - which generally require compliance with runoff rate, volume, and quality criteria - would not be approved by city engineering staff.

Concerns:

1. My general response as a planner is that city engineering staff would not approve an infiltration basin that does not meet city stormwater rules. Conversely, the city is legally obligated to approve basins that do. I have forwarded this question to Sarah Schweiger, water resources engineer, for a more specific answer and will get back to you with that.
2. The proposed house would meet the setback standards required for this lot. Specifically, the required setback is 15 feet from the south property line and the home would be at 19 feet. No setback variance is required.
3. Prior to issuance of a building permit for any new home, the city requires installation of erosion control and tree protection fencing. Natural resources staff inspect the fencing prior to signing off on the permit. The city requires that builders escrow money with the city to ensure the fencing remains functional until groundcover is established. The builder also signs a document acknowledging that the city may use these funds to correct any erosion issues that arise. While staff cannot guarantee that there will be no erosion at an open construction site, we do have mechanisms in place to deal with it.

If you have further questions or comments, feel free to send them to me at this address. As noted, I will get back to you with an engineering response to concern #2.

Regards,  
Susan

Susan Thomas | She, Her, Hers  
Assistant City Planner  
City of Minnetonka | [minnetonkamn.gov](http://minnetonkamn.gov)  
Office: 952-939-8292

-----Original Message-----

From: Anthony DeAngelis [REDACTED]  
Sent: Saturday, July 23, 2022 5:52 PM  
To: Susan Thomas <sthomas@minnetonkamn.gov>  
Subject: Park-Nguyen Residnece

Susan Thomas,

I live at 4242 Manor Court Rd, South of 15325 Lake St Ext. I have some questions and a few concerns.

Questions:

- 1) What is the distance of the easement on the south side of the Lake St Ext. property. There is a number "7" on the plans. Is that 7 ft or reference to something else.
- 2) Is this the typical easement in similar circumstances
- 3) How is the size and depth of the Infiltration/retention area determined?

Concerns:

- 1) The plans note consideration of drainage pattern for some neighbors, but not our property. Is the size of the infiltration/retention area of adequate size to prevent increased runoff to my property? Will the reduction in absorptive surface pose a flooding risk for my property? And I assume the answer will be no, so why will it not? In March 2019 there was an extreme weather event that produced flooding in many areas. We were not flooded, but water came scarily close to the house. As we are at the bottom of the catchment, we are not eager to have an unabated increase in flow toward our property.
- 2) Southern structures on the Lake St property seem to come much closer to property lines than in the rest of the neighborhood. If that is within standing statute, fine. If it represents a variance, I would like to voice a complaint that it significantly alters the environmental norm of the neighborhood and should be held at statutory norm.
- 3) I am concerned that runoff from regrading prior to stabilization may contribute to filling of our "holding pond". If it does, who is responsible for rectifying that?

I would like to end with noting we are welcoming of the new neighbors. The plans suggest a lovely property that will contribute to the quality of the development. We merely wish not to be unreasonably burdened with unforeseen/unintended consequences of the construction.

Sincerely,  
Anthony J. DeAngelis