

**Minnetonka Planning Commission
Minutes**

Sept. 1, 2022

1. Call to Order

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

2. Roll Call

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

Staff members present: Assistant City Planner Susan Thomas and Planner Drew Ingvalson.

3. Approval of Agenda

Powers moved, second by Banks, to approve the agenda as submitted with an additional comment provided in the change memo dated Sept. 1, 2022.

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

4. Approval of Minutes: Aug. 18, 2022

Maxwell moved, second by Hanson, to approve the Aug. 18, 2022 meeting minutes as submitted.

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

5. Report from Staff

Thomas briefed the commission on the land use application considered by the city council at its meeting on Aug. 22, 2022:

- Adopted a resolution approving items to construct a house on Bantas Point Lane.

The next planning commission meeting is scheduled to be held on Sept. 15, 2022.

6. Report from Planning Commissioners

Hanson and Chair Sewall thanked staff for conducting the tour for commissioners and councilmembers last week.

7. Public Hearings: Consent Agenda

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

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

A. Expansion permit for a garage at 11709 Shady Oak Drive.

Adopt the resolution approving an expansion permit for a garage at 11709 Shady Oak Drive.

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

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

8. Public Hearings

A. Preliminary plat for Cummings Homestead Second Addition, a two-lot subdivision, at 5024 Sparrow Road.

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

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

Michael Brandt, the applicant's surveyor, stated that:

- Staff did an excellent job explaining the information.
- One parcel would be subdivided into two properties.
- The map shows what could be done, but there is no house plan yet. The buyer would be required to follow the building permit code.
- The trees located in the building pad area are cottonwood and boxelder trees. The report will specify the size and type of trees identified by a forester.
- He provided the tree inventory and spreadsheet identifying the trees to staff.
- He hopes to keep as many trees as possible. They are an amenity for the property unless they are sick.
- The retaining walls are planned to be no taller than four feet. The retaining walls would create proper drainage patterns to the infiltration basin south of the driveway.
- The existing sanitary sewer and water pipes would be accessed.
- He requested commissioners vote to approve the proposal.

In response to Maxwell's question, Mr. Brandt explained that a rain garden would be utilized as the infiltration system that would allow for rainwater to travel into the aquifer. It would be designed to absorb and clean stormwater runoff.

Chair Sewall confirmed with Mr. Brandt that there would be no grading or tree removal done at this time. The property would be available for sale once the subdivision is completed and the plat is recorded at the county. The builder would apply for a building permit.

In response to Maxwell's question, Mr. Brandt explained that the city requires an infiltration test at the time of grading to determine how quickly stormwater seeps into the rain garden to make sure its size would meet the needs of the site. The calculation is theoretical at this point, but, at the time of the building permit, it would be tested and adjusted if needed to ensure its accuracy.

The public hearing was opened.

Bruce Dejong, 18420 Old Excelsior Blvd., stated that:

- He provided a history of the property and its previous owners.
- He supports the subdivision.
- Everything looks reasonable and appropriate.

Bob Cummings, representing the applicants, stated that:

- He thanked Mr. Dejong for the history lesson.
- Allowing the property to be divided would prevent a large subdivision from being created and, potentially, the existing house from being torn down.
- The proposal would enhance the neighborhood and allow another homeowner to live in a great location in Minnetonka.
- The location is great; the land is beautifully wooded; the property is convenient to access; and the property is valuable.
- He appreciated the commission's time and looked forward to the proposal being approved.

Powers asked if a conservation easement had been considered for the rear area of the new lot. Mr. Cummings stated that he would look into that possibility.

No additional testimony was submitted and the hearing was closed.

Banks supports the proposal. The proposal's tree removal plan meets the tree protection ordinance standards.

Powers supports staff's recommendation. The proposal meets every ordinance requirement. He encouraged the applicant to talk to staff about the possibility of adding a conservation easement.

Chair Sewall appreciated the plan's thoughtfulness to save as many trees as possible. It would be a nice property. The proposal makes a lot of sense. He supports staff's recommendation.

Powers moved, second by Maxwell, to recommend that the city council adopt the resolution approving the Cummings Homestead Second Addition, a two-lot subdivision, at 5024 Sparrow Road.

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

9. Adjournment

Maxwell moved, second by Banks, to adjourn the meeting at 7:05 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary