

**Unapproved  
Minnetonka Planning Commission  
Minutes**

**March 2, 2023**

**1. Call to Order**

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

**2. Roll Call**

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

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon and Assistant City Planner Susan Thomas.

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

**4. Approval of Minutes:** Feb. 2, 2023

***Powers moved, second by Henry, to approve the Feb. 2, 2023 meeting minutes as submitted.***

***Powers, Waterman, Banks, Henry and Sewall were present. Hanson and Maxwell were absent. Motion carried.***

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting on Feb. 27, 2023:

- Adopted a housekeeping ordinance amending various sections of Chapter 3 of the Minnetonka City Code, zoning regulations.
- Adopted a resolution approving a conditional use permit for a 2,100-square-foot-accessory structure at 14730 Stone Road.

There will be two upcoming planning commission meetings in March scheduled to be held on March 16, 2023 and March 30, 2023.

The State of the City address will be held on March 10, 2023 at noon in the community center. All are welcome to attend in person or watch online.

**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.

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

- A. Conditional use permit for a medical use of the existing building at 17809 Hutchins Drive.**

Recommend that the city council adopt the resolution approving a conditional use permit for Anchored Orthodontics at 17809 Hutchins Drive.

***Powers, Waterman, Banks, Henry and Sewall were present. Hanson and Maxwell were absent. The motion was carried and the item on the consent agenda was approved as submitted.***

- 8. Public Hearings:** None

- 9. Other Business**

- A. Concept plan review for the Dudycha Properties at 2611 and 2615 Plymouth Road.**

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

Thomas reported. Staff recommends planning commissioners provide feedback on the key topics identified by staff and any other land-use-related items that commissioners deem appropriate. This discussion is intended to assist the applicant in the preparation of more detailed development plans.

Hanson joined the meeting.

Kelsey Thompson, development assistant for Lakewest Development, applicant, provided a presentation. She stated that:

- The applicant's goal is to create a welcoming neighborhood.
- She presented three different concept plans.
- The first concept plan has 12 lots and would utilize the existing access on the south end of the property.
- The road with two accesses would provide better traffic flow and easier access for school buses, plows and emergency vehicles.
- There is a woodland preservation area in the center of the property. There would be woodchip walking trails and a bench in the center of the wooded area.
- A tree removal variance would be needed for the first concept plan with 12 lots.
- The second concept plan would have ten lots.
- Hennepin County staff said that the property could be developed as two parcels, but would prefer a single access on the north. The 10-lot concept

plan removed the south access; would only have access to Plymouth Road on the north side of the property; and extends the cul-de-sac 1,000 feet which would require a variance.

- The 10-lot concept plan would meet tree preservation ordinance requirements.
- The applicant prefers the 12-lot concept plan.
- The third-concept-plan option would develop the north and south halves of the property separately in two phases with each half consisting of a cul-de-sac and six lots.
- The third-concept-plan option would remove the highest number of trees.
- She appreciates the commissioners' providing feedback.

In response to Waterman's question, Thomas explained that the required variance for the 10-lot concept plan was needed due to the frontage of Lot 10 not being located on a public street.

In response to Banks' question, Thomas explained that the standard right-of-way width for a public street is 50 feet. The concept plans have a street right-of-way width of 40 feet. The concept plans are consistent with the standard width of the paved portion of a street located within the street right-of-way.

Chair Sewall would like to see a plan that would meet tree protection ordinance requirements and another that would show how much of a tree ordinance variance would be needed for a plan that did not meet its requirements.

Banks noted that the disturbance area would exceed 25 percent. Ms. Thompson stated that 26.5 percent of the site would be disturbed.

In response to Waterman's question, Ms. Thompson stated that the proposed houses would be approximately 6,000 square feet in size and priced at around \$2 million.

Chair Sewall thought it was odd that Lots Seven and Nine did not have their driveways access the bulb of the cul-de-sac instead of the street in the second concept plan that has ten lots.

Chair Sewall invited input from the public.

Brad Kaplan, 12900 Woodbridge Trail, stated that:

- He is not against development.
- Drivers speed on Plymouth Road and usually travel at 50 mph.
- He has had drivers use the oncoming-traffic lane to pass his vehicle when he is turning.
- The two proposed accesses and another access on Woodhaven would create a hazard. He was concerned with adding the two access points.

No additional input was submitted.

Waterman stated that:

- He appreciated seeing R-1 subdivision options.
- He would prefer the property be developed as one phase.
- Two access points gave him pause. He would like to see the results of a traffic study.
- Overall, an R-1 development would work in the area with the lot sizes, density and layout. He likes the concept.
- He looks forward to learning more details and how a proposal would meet ordinance requirements.
- He likes how the road would weave through the trees and large lots.
- There may be room for certain variances for the plan with the cul-de-sac to preserve the woodland area.
- He wrestled with the width of the streets and the length of the cul-de-sac.
- It is hard to comment on the impact on natural resources since the details are not known at this time.
- He would be open to adjustments around the margins, but would not support a proposal if it created an environmental issue for neighbors such as an increase in stormwater runoff or ignoring the tree protection ordinance.
- Overall, it would be a good use of the land and fit a fair amount of development on a complicated site.
- He would like natural buffering provided to the adjacent neighbors.

Henry stated that:

- He wants to maintain the woodland preservation area.
- He favors the one-entrance concept plan with ten lots since it would have the least amount of impact.
- He did not agree with the two phases.
- Residents enjoy living on a cul-de-sac.
- The land use would be appropriate. It would fit in with the neighborhood.
- He looks forward to learning more details.
- He suggested that the applicant communicate with neighbors.

Banks stated that:

- He would prefer two street accesses to provide better traffic flow. A traffic study of a two-access plan would be beneficial.
- He suggested removing Lot 10 to save more trees.
- He prefers the R-1 options to the previously reviewed concept plan.
- He looks forward to seeing a detailed plan.

Powers stated that:

- He prefers the first, 12-lot concept plan.
- He is fine with the variances as long as they are trimmed back as much as possible.
- Two street accesses create a neighborhood and make much more sense than just having one access.
- He opposed doing two phases.

Chair Sewall stated:

- The neighbors are more comfortable with the current R-1 zoned concept plans than the previously submitted concept plan.
- He looks forward to reviewing plans with more details and learning staff's recommendation.
- The more reasonable and minimized the variances, the better.
- The land use would be appropriate.
- He agrees that drivers speed on Plymouth Road, but that is a law enforcement issue.
- One street access would double the volume of traffic for that one access rather than sharing it with a second access. That would not be a better solution.
- He suggested that the applicant work with staff to work through details.

This item will be reviewed by the city council at its meeting on April 17, 2023. The concept plans are available for review on [minnetonkamn.gov](http://minnetonkamn.gov).

## 10. Elections

### A. Election of Planning Commission Chair

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

Gordon reported. He recommended commissioners elect a commissioner to serve as the chair of the planning commission for the 2023 term.

***Hanson moved, second by Henry, to elect Sewall to serve as the chair of the planning commission for the remainder of the 2023 term.***

***Powers, Waterman, Banks, Hanson, Henry and Sewall were present. Maxwell was absent. Motion carried.***

### B. Election of Planning Commission Vice Chair

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

Gordon reported. He recommended commissioners elect a commissioner to serve as the vice chair of the planning commission for the 2023 term.

***Powers moved, second by Waterman, to elect Hanson to serve as the vice chair of the planning commission for the remainder of the 2023 term.***

***Powers, Waterman, Banks, Hanson, Henry and Sewall were present. Maxwell was absent. Motion carried.***

**C. Nomination of Sustainability Commission Liaison**

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

Gordon reported. He recommended commissioners nominate a commissioner to serve as the sustainability commission liaison for the 2023 term.

***Sewall moved, second by Powers, to elect Henry to serve as the planning commission liaison to the sustainability commission for the remainder of the 2023 term.***

***Powers, Waterman, Banks, Hanson, Henry and Sewall were present. Maxwell was absent. Motion carried.***

**11. Review of Planning Commission Bylaws and Policies**

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

Gordon reported. He recommended commissioners readopt the planning commission bylaws and policies for 2023.

***Banks moved, second by Powers, to readopt the planning commission bylaws and policies for 2023.***

***Powers, Waterman, Banks, Hanson, Henry and Sewall were present. Maxwell was absent. Motion carried.***

**12. Adjournment**

***Hanson moved, second by Banks, to adjourn the meeting at 7:37 p.m. Motion carried unanimously.***

By: \_\_\_\_\_  
Lois T. Mason  
Planning Secretary