

**Minnetonka Planning Commission
Minutes**

March 30, 2023

1. Call to Order

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

2. Roll Call

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

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

3. Approval of Agenda

Henry moved, second by Maxwell, to approve the agenda as submitted with a correction to item 7B, an amendment to the Minnetonka Corporate Center sign plan as it pertains to the property at 12501/12701 Whitewater Drive, provided in the change memo dated March 30, 2023.

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

4. Approval of Minutes: March 16, 2023

Banks moved, second by Waterman, to approve the March 16, 2023 meeting minutes as submitted.

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

5. Report from Staff

Gordon briefed commissioners on the next planning commission meeting scheduled to be held on April 20, 2023.

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.

Waterman moved, second by Powers, to approve the items listed on the consent agenda as recommended in the respective staff reports as follows:

A. Variance for a garage addition at 14920 Belvoir Drive.

Adopt the resolution approving a front yard setback variance for a garage addition at 14920 Belvoir Drive.

B. Amendment to the Minnetonka Corporate Center sign plan as it pertains to the property at 12501/12701 Whitewater Drive.

Adopt the resolution amending the Minnetonka Corporate Center sign plan as it pertains to the property at 12501/12701 Whitewater Drive.

C. Items concerning Ovation Orthodontics at 10999 Red Circle Drive.

Recommend that the city council adopt the resolution approving an amendment to the existing master development plan and a conditional use permit for Ovation Orthodontics at 10999 Red Circle Drive.

D. Conditional use permit and variance for Hoover Perio at 1000 Minnetonka Blvd.

Recommend that the city council adopt the resolution approving a conditional use permit with location variance for Hoover Perio at 1000 Minnetonka Blvd.

Banks, Hanson, Henry, Maxwell, Powers, Waterman and Sewall voted yes. The motion was carried and the items on the consent agenda were 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. Items 7C and 7D are scheduled to be reviewed by the city council at its meeting on April 17, 2023.

8. Public Hearings

A. Expansion permit for an addition at 14755 Wychewood Rd.

Chair Sewall 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.

Christopher Johnson, the owner of 14755 Wychewood Road, applicant, explained that:

- The existing structural foundation is strong enough to carry the weight of the proposed addition.
- The previous owner reported never experiencing any standing water on the driveway or the rest of the property in 60 years.

- He owns a construction company and is up to date on material prices. The costs have gone down in the last two years. He is confident that the project will be able to stay within the cost limit.

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

Waterman supports the proposal. He agrees with staff's analysis. The request is reasonable. No impervious surface would be added. There would be no detrimental impact on surrounding properties.

Henry likes the proposal. The residence is dated and the renovations would be a great addition to the neighborhood. It would be a very attractive home. He supports staff's recommendation.

Powers visited the site. It is a wonderful location. He agrees with staff's recommendation.

Banks supports the proposal. He constructed an addition to increase the height of his garage. Improving an existing house is a smart idea. He wished the applicant the best of luck with the project.

Banks moved, second by Henry, to adopt the resolution approving an expansion permit for a living space addition at 14755 Wychewood Road.

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

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

B. Items concerning Mega Pickle and Pong at 17585 Hwy 7.

Chair Sewall 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.

Richard Gray, the applicant, stated that:

- He is co-owner of the mega Pickle and Pong in Chanhassen.
- His company has donated \$1,000 of equipment to help start the Minnetonka High School ping-pong club.
- He currently employs two Minnetonka High School students.
- He taught a class to students on entrepreneurship and the complexities of starting a business.

- Students and teachers are invited to play pickleball once a week at half price.

In response to Powers' question, Mr. Gray explained that "lawn games" refers to bean-bag toss on the back patio.

In response to Chair Sewall's question, Mr. Gray answered that construction of the outdoor courts would be delayed until satisfactory noise mitigation would be in place.

Maxwell asked if there would be fences or walls surrounding the outdoor courts. Mr. Gray answered that new fencing would be added. The fences would be 12 to 15 feet tall near the courts. The bar and restaurant would be fully enclosed. The fencing would look nicer than chain link and dampen sound if possible.

In response to Banks' question, Mr. Gray explained that it would be a luxury for the patrons to have outdoor courts, but not having outdoor courts would not impact going forward with the business.

Henry asked for the hours of operation. Mr. Gray answered that the indoor facility would be open from 9 a.m. to 10 p.m. The outdoor courts would not be lighted, so the play would end outside at dusk by approximately 8:30 p.m. There may be one or two ping-pong tables located inside the building.

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

Hanson stated that:

- He has heard positive things about the current Mega Pickle and Pong facility. He hopes the proposed use would be very busy.
- He was concerned with vehicles driving fast through the wide-open parking lot. He encouraged the applicant to work with the property owner to locate clear way-finding signs in the parking area.
- The proposal would add value to the community.
- The sound of a pickleball hitting the paddle is not a loud or disruptive noise.
- He hopes the neighbors will see the use as an asset.
- He wishes the applicant the best of luck.

Henry stated that:

- People love pickleball and indoor playing areas are needed in Minnesota during the long, cold winters.
- The proposal would be a benefit to the community.
- He looks forward to its completion.

Powers stated that:

- He concurs with commissioners.
- The proposal would be value added to the community.
- He wishes the applicant good luck with the project.

Chair Sewall stated that:

- Minnetonka needs more entertainment. This would be a great use to benefit all ages.
- He was not too concerned with noise from outdoor courts because if it would be nice enough to play outside, then players would be more likely to take advantage of playing at free pickleball courts. He expects that the indoor courts will be in high demand in the winter.
- The use would be a good asset for the community.
- He supports the proposal.

Powers moved, second by Banks, to recommend that the city council adopt the following items for 17585 Hwy 7:

- 1. Resolution approving a conditional use permit for a restaurant with intoxicating liquor and an outdoor eating area with a setback variance from 200 feet to 195 feet.***
- 2. Resolution approving an interim use permit and site plans for an outdoor entertainment area.***

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

This item is scheduled to be reviewed by the city council at its meeting on April 17, 2023.

9. Adjournment

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

By: _____
Lois T. Mason
Planning Secretary