



14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | eminnetonka.com

To: Planning Commission
From: Loren Gordon, City Planner
Date: June 1, 2023
Subject: Change Memo for the June 1st Planning Commission meeting

ITEM 7A – Minnetonka Station

The property owner objects to the sign location condition in the staff-drafted resolution. See attached email and photos. An owner representative may wish to speak at the meeting.

ITEM 8A – Walser Kia

The attached email was received after publication of the report.

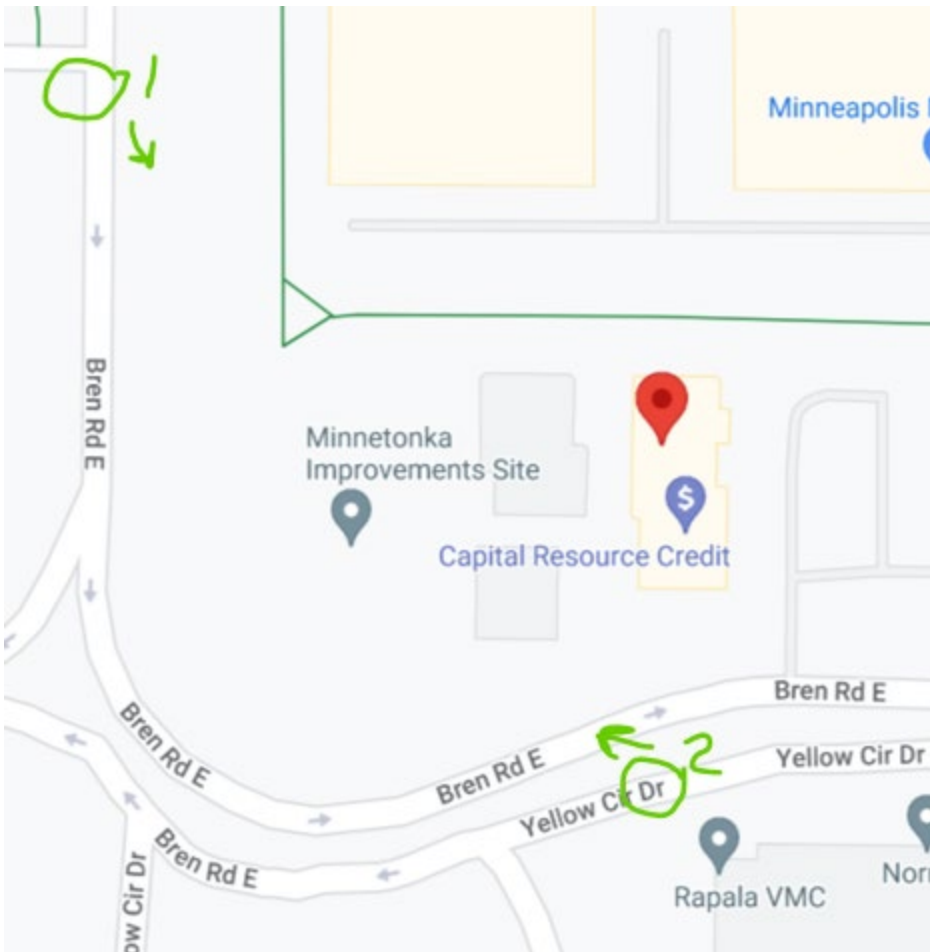
From: [Chad Brinkley](#)
To: [Susan Thomas](#); "[Sean Sowder](#)"
Cc: [Chad Brinkley](#)
Subject: RE: June 1 Planning Commission Meeting
Date: Thursday, June 1, 2023 10:51:50 AM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)

Hi Susan

Thanks for the email and information from Minnetonka. I was hoping to be part of the meeting tonight but my youngest son has their high school graduation ceremony this evening and I will not be able to attend the Minnetonka meeting. Sean will be part of the meeting for us.

We understand that Sean may have provided this to you but we wanted to explain further our reasoning for the sign location that we proposed.

Attached are photos showing the one way road approaches to the project. This property can only be accessed from Photo 1 road (lower of two roads that pass by the property entrance. The upper road is one way the other direction but does not have access to the property (Photo 2). Our concern is that when individuals are approaching the property they cannot see the entry signage at the location proposed by Minnetonka. The road curves up a hill and over the new LRT tracks, at which point you are right beside the property and have a high probability of missing the signage unless you would look directly left out of the vehicle.



Thank you again for your time and consideration!

Chad

From: Susan Thomas <sthomas@minnetonkamn.gov>

Sent: Wednesday, May 31, 2023 7:45 PM

To: 'Sean Sowder' <sean@sddisigns.com>; Chad Brinkley <chad.brinkley@ctdevelopment.net>

Subject: June 1 Planning Commission Meeting

Sean and Chad,

The Minnetonka Station sign plan will be considered by the Minnetonka Planning Commission on Thurs. June 1. If you have not already done so, I encourage you to review the staff report associated with the request. It can be found [here](#). You will note that staff is recommending approval of the size and design of the proposed sign but at a different location on the south facade.

The application has been placed on the commission's "consent agenda;" items on the consent agenda are considered routine. No staff presentations are made and no applicant presentations are expected. You will have an opportunity to address if you choose to. If there are no questions from commissioners or the audience in attendance, the commission will simply vote on the item. The

commission vote is a final decision subject to appeal.

Please let me know if you have any questions or concerns; I would like to address those prior to the meeting.

Regards,

Susan

Susan Thomas | She, Her, Hers

Assistant City Planner

City of Minnetonka | minnetonkamn.gov

14600 Minnetonka Blvd. | Minnetonka, MN 55345

Office: 952-939-8292



From: [Karen Telega](#)
To: [Susan Thomas](#)
Subject: FW: *NEW SUBMISSION* Planning commission comments - Walser Kia
Date: Thursday, June 1, 2023 8:08:08 AM

From: City of Minnetonka, MN <minnetonkamn@minnetonkamn.gov>
Sent: Wednesday, May 31, 2023 10:35 PM
To: Karen Telega <ktelega@minnetonkamn.gov>; Zoning Requests <zoning@minnetonkamn.gov>
Subject: *NEW SUBMISSION* Planning commission and EDAC email comments

Planning commission and EDAC email comments

Submission #: 2473142
IP Address: 68.63.221.28
Submission Date: 05/31/2023 10:34
Survey Time: 18 minutes, 21 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Name

Jennifer Bertrand

Full Address

451 Townes Road
Minnetonka, MN 55391
USA

Phone

(612) 865-6404

Email

Planning commission or EDAC

Planning commission

Meeting date

06/01/2023

Agenda item

Walser Kia Proposed Development

Comment

Our backyard looks directly across the wetlands to the rear of the proposed Walser Kia. One of the major draws to purchasing our home in 2021 was the scenic backdrop of the wetland. Our concerns regarding this proposed development focus on wetland preservation, proper berm and tree buffering, and protecting this dark area from intrusive car lights. Proposed Lot 1 shows parking stalls nearly to the edge of the raised rear north end of the site. Grading notes show a parking lot elevation of 950-5' with the site falling away and down below from the raised parking lot. A plant schedule shows no berm or trees for the entire west side of the rear lot--which faces towards our property. The parking stalls are paved to the very edge of the hill with no berm or landscaping. By way of example, the entire rear of the Nissan Dealership very close to our home has landscaping, trees, and a berm close to 20' in height. No cars, or their lights, on that lot can be seen from our home. The Nissan dealership has set a good precedent. Additionally, I support concerns with the number of proposed outdoor parking stalls (359) relative to those allowed (170). Less parking will allow for a proper berm and landscaping along the full rear perimeter in order to meet Minnetonka I-394 District Design Standards that specifically protect single family residential from commercial development via berming and landscaping where an earthen berm with new landscape material is required as no "natural" berm exists. Reference city code on landscaping, preservation of slopes and trees, and in cases where natural buffers are absent, earthen berms with new landscape materials. In closing, my specific questions for the applicant/staff are as follows: 1) Is there a proposed earthen berm blocking all cars and headlights from single family homes to north and west? If so, where? 2) What height is the proposed earthen berm? If it is less than that of Nissan, why? Are there coniferous trees on proposed berm?

Thank you,

City of Minnetonka, MN

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