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**To:** Planning Commission  
**From:** Loren Gordon, City Planner  
**Date:** July 6, 2023  
**Subject:** Change Memo for the July 6<sup>th</sup> Planning Commission meeting

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### ITEM 8A – Nelson Residence

The following changes have been made to the Resolution:

- The proposed garage size was incorrectly noted in Section 3.01(3)(a).

The proposed garage would be a 22-foot by ~~20-foot~~ 26-foot garage.

- Initially, the tree inventory suggested that a variance to the city's tree protection ordinance would be required in order to construct the walkway and new home. However, further information was provided about the species of the trees to be removed and they are no longer regulated based on species. As such, this language has been removed.

~~The walkway and the proposed home, shown on the proposed survey, would require a variance to the city's tree protection ordinance.~~

### ITEM 8B – Ridgewood Ponds

- Please make the following change to the voting requirement section on page 9 of the report:

The planning commission will make a recommendation to the city council; a recommendation requires a majority vote of the commission. Final approval requires four council members., ~~due to the parking variance.~~

- The attached memo from Kjolhaug Environmental Services Company replaces the one included in the report on pages 62 – 64 in the report. The revised memo includes information regarding the removal of the existing driveway, installation of the woodchip trail and restoration of any remaining existing driveway area.
- An additional comment was received and is attached.



# KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

*Providing Sound, Balanced, Comprehensive Natural Resource Solutions*

## Memorandum

**Date:** Revised May 30, 2023

**To:** Mike Waldo, Ron Clark Construction  
Marty Campion, Campion Engineering

**From:** Melissa Barrett, Kjolhaug Environmental Services (KES)

**Re:** Wetland Restoration and Buffer Seeding & Management Plan  
Ridgewood Road project, Minnetonka (KES#2022-017)

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The memo outlines proposed restoration activities for Wetland 3 & city/watershed buffer areas for the Ridgewood Road project in Minnetonka. The site is located in Section 19, Township 117 North, Range 22 West, City of Minnetonka, Hennepin County, Minnesota, north of Ridgewood Road approximately 500 feet west of the intersection of Ridgewood Road and County Road 101.

Currently, the 23.14-acre site is comprised of a large-lot single-family property with an existing home, sheds, mowed turf grass, deciduous forest, and wetlands.

### **Wetland Restoration**

Wetland 3 (Type 1 wetland) is currently a partially drained (wetland boundary = ~897 ft; wetland outlet = 894.8 ft), reed canary grass dominated wetland. Hydrologic and vegetation restoration of Wetland 3 is proposed as a component of the PUD.

The top <1 foot of peat soil will be scraped off and disposed of offsite thereby removing the reed canary grass thatch layer as well as the reed canary grass seedbank. A slight lowering of the land surface will bring the wetland bottom elevation closer to the water table. Discharge from the proposed stormpond will also contribute to wetland hydrology. The wetland will then be seeded with State Seed Mix 34-271 (Wet Meadow South and West) and managed by a vegetation specialist for 3 years to promote a diverse and native species dominated plant community. See **Figure A**.

### **Disturbed & Undisturbed Buffer Areas**

**Table 1 on the following page** summarizes city/watershed district required/applied buffer widths.

**Table 1. Summary of Applied Wetland Buffer Widths - Ridgewood Road**

Regulator	Wetland 1	Wetland 2	Wetland 3
City	No buffer width for Manage 3 wetlands	Manage 1; 25 feet	No buffer required on Type 1 wetlands
RPBCWD	Low Value wetland; 10-ft minimum and 20-ft average	Medium Value wetland; 20-ft minimum and 40-ft average	Low Value wetland; 10-ft minimum and 20-ft average

The areas of applied buffer are illustrated on **Figure A** and include both undisturbed and disturbed (graded) buffer areas.

- **Undisturbed/existing buffer areas** currently comprised of perennial vegetation will be preserved and managed in a naturalized condition to encourage growth of native vegetation and eliminate invasive species. These areas will be actively managed for three years by a qualified vegetation specialist following city-approved methods to remove invasive or noxious species such as common buckthorn and garlic mustard.
- **Disturbed/graded buffer areas** will be reseeded with a native seed mix as outlined on **Figure A** (or similar) and summarized in **Table 2 below**. Disturbed buffer areas will be managed for three years by a qualified vegetation specialist following city approved methods.
- The existing driveway will be removed, a woodchip trail will be installed, and any remaining disturbed/unvegetated areas will reseeded/managed as **disturbed buffer area** (described above). A wildlife viewing dock will also be constructed in this area (see plan set).
- No buffer disturbance or restoration work will occur along Ridgewood Road. Perennial vegetation is present along Ridgewood Road (except in the area of the existing driveway – see above bullet point).
- Buffer limits will be indicated by permanent, free-standing markers at the buffer’s upland edge (**Figure A**). A buffer monument template is also shown on **Figure A**.

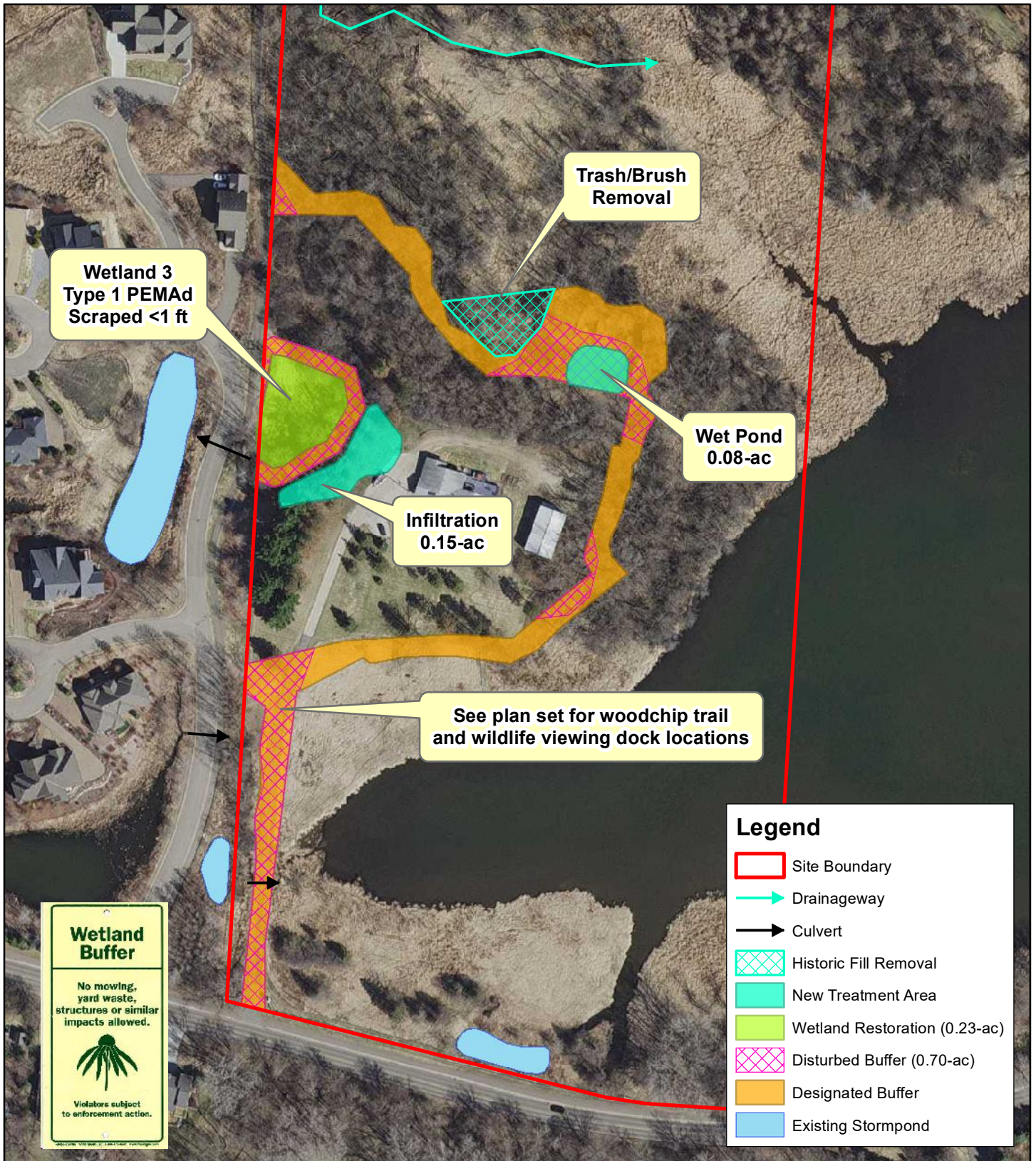
**Table 2. Summary of Wetland Restoration and Buffer Seed Mixes - Ridgewood Road**

Area	Seed Mix Number	Seed Mix Name
Restored/excavated WL3	34-271	Wet Meadow South & West
WL3 Disturbed Buffer Area	35-241	Mesic Prairie General
WL2 Disturbed Buffer Area (including driveway removal area)	36-211	Woodland Edge South & West
Infiltration Basin	33-262	Dry Swale/Pond


### **Historic Wetland Fill Removal**

A portion of Wetland 2 to the north of the home contains historic wetland fill comprised of construction materials, asphalt, concrete, and tree/shrub debris. This material will be removed from the wetland in the area shown on **Figure A**.

Thank you.




**Figure A - Proposed Restoration Areas**




N

0 250



Feet

**18116 Ridgewood Road (KES 2022-017)**  
**Minnetonka, Minnesota**



**KJOLHAUG** ENVIRONMENTAL SERVICES COMPANY  
Source: MNGEO Spatial Commons

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



**From:** [Sushil Rana](#)  
**To:** [Ashley Cauley](#); [Joe Boyer](#); [Anjali Dahiya](#); [bryanricemnsd](#); [Becky Rice](#)  
**Subject:** Petition for location of road to proposed Ridgewood Road development  
**Date:** Thursday, July 6, 2023 12:55:29 PM

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Dear Ashley,

I hope you had a great 4th of July and are enjoying summer.

I am writing as a homeowner of 18310 Kylie Court, Minnetonka to express my strong opposition to the location of the proposed road to Ridgewood Road development project in our community. I kindly request that the City Planning Commission carefully consider the concerns and objections raised by **myself and my neighbors Joe & Monica Boyer and Bryan & Becky Rice** in this petition.

We oppose the location of the proposed road meeting Lindsey Lane midway between the backyards of my house at 18310 Kylie Court, Minnetonka, and Bryan & Becky Rice's house at 4230 Lindsey Lane Minnetonka:

**1. TRAFFIC HAZARD:**

1. The proposed road is a potential traffic hazard because drivers driving North on Lindsey Lane may get confused because they would encounter 2 intersections within a short distance of a few hundred feet. There will encounter a left intersection on Kylie Court and a right intersection shortly after. This hazard can easily be avoided by providing a right turn at the intersection of Kylie Court.
2. The difference in the elevation of the proposed road and the pedestrian sidewalk will a potential hazard to the pedestrians walking to the trail.
2. **INVASION OF PRIVACY:** The vehicles turning from the proposed road would cause light pollution in the backyards and sideyards of 18310 Kylie Court, 4230 Lindsey Lane and 4218 Lindsey Lane. The lights from the vehicles would shine through the windows of bedrooms and other heavily used living spaces of our homes.
3. **ENVIRONMENTAL IMPACT:** The proposed development would lead to the removal of mature trees and natural habitats, resulting in the loss of our neighborhood's valuable natural resources.

Considering the above concerns, we, the undersigned residents of Marshes of Meadowwoods, strongly urge the City Planning Commission to reconsider and reject the proposed location of the road. We believe that alternative solutions can be explored that will support sustainable growth while preserving the unique qualities of our neighborhood.

Thank you for your time and attention to this matter. We trust that you will give due consideration to the concerns expressed by the residents of Marshes of Meadowwoods. Your decisions have a lasting impact on our community, and we hope you will make choices that prioritize the well-being and wishes of the people who call this neighborhood their home.

Yours sincerely,

Sushil Rana and Anjali Dahiya (homeowners of 18310 Kylie Court)

Joe Boyer and Monica Boyer (homeowners of 4218 Lindsey Lane)

Bryan Rice and Becky Rice (homeowners of 4230 Lindsey Lane)