

**Minnetonka Planning Commission  
Minutes**

**July 20, 2023**

**1. Call to Order**

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

**2. Roll Call**

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

Staff members present: Community Development Director Julie Wischnack, Assistant City Planner Susan Thomas and Senior Planner Ashley Cauley.

**3. Approval of Agenda**

***Powers moved, second by Banks, to approve the agenda as submitted with a modification provided in the change memo dated July 20, 2023.***

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

**4. Approval of Minutes: July 6, 2023**

***Maxwell moved, second by Waterman, to approve the July 6, 2023 meeting minutes as submitted.***

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

**5. Report from Staff**

Wischnack briefed the commission on land use applications considered by the city council at its meeting on July 17, 2023:

- Adopted a resolution approving a conditional use permit for a telecommunication tower at 6120 Blue Circle Drive.
- Adopted a resolution approving a conditional use permit for telecommunication antennas and accessory equipment at 501 Carlson Parkway.
- Adopted a resolution approving a conditional use permit and variance for medical clinics at 12501 Whitewater Drive.

The next planning commission meeting is scheduled to be held Aug. 3, 2023.

The annual councilmembers and commissioners city tour is scheduled to be held on Aug. 31, 2023 at 5:30 p.m.

**6. Report from Planning Commission Members**

Chair Sewall thanked staff for organizing the annual boards and commissions dinner. The speaker did a great job.

**7. Public Hearings: Consent Agenda: None**

**8. Public Hearings**

**A. Site plan review for a parking lot on the Cargill campus at 15407 McGinty Road West.**

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.

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

***Waterman moved, second by Powers, to adopt the resolution on approving the parking lot expansion at 15407 McGinty Road and an adjacent, unaddressed parcel.***

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

**9. Other Business**

**A. Concept plan review for the Wells Fargo site at 1809 Plymouth Road.**

Chair Sewall introduced the concept plan and called for the staff report.

Thomas reported. Staff requested commissioners answer the following questions:

- Is there merit for this concept to proceed to a formal development review?
- If yes, why? If not, why?
- What would make this concept better?

Hector Vinas, president of OneCorp Global., representing the applicant, stated that:

- He appreciated Thomas' well-done report.

- The proposal would allow Wells Fargo to continue operations while the new branch would be built. The existing building would be demolished once operations were moved to the new building.
- He explained the site plan's traffic flow, parking areas and two drive-through locations.
- The style of the proposed building would fit in with surrounding buildings.

In response to Power's question, Mr. Vinas explained that the building would be the height of a two-story building. Adding a mixed-use was considered, but deemed unfeasible.

In response to Waterman's question, Mr. Vinas explained that the existing three-story building's only occupant is Wells Fargo.

In response to Chair Sewall's question, Mr. Vinas explained that it would cost approximately \$5 million to remove asbestos and make energy-efficient improvements to the existing building which would be cost-prohibitive. Office occupancies are trending down.

Banks asked if the fast-casual restaurants would have outdoor seating. Mr. Vinas answered affirmatively.

Chair Sewall confirmed with Mr. Vinas that the entrance would stay on Plymouth Road as it is now. The amount of impervious surface on the site would remain about the same.

The public-input portion of the meeting was opened. No one chose to speak. The public-input portion of the meeting was closed.

Waterman stated that:

- The concept plan has merit to proceed with a formal application.
- The site is meant to be used for a commercial use. The surrounding sites have been redeveloped and look good.
- Banking has changed in a way to decrease the demand for parking stalls.
- He would like to see a traffic, parking and vehicle-stacking study with a formal application.

Powers stated that:

- He looks forward to seeing more of the proposed building's architectural detail with a formal application.
- He suggested increasing the landscaping and making an urban-park feel.

Banks stated that:

- The concept plan has merit to move forward.
- The use fits the site.
- There would be sufficient parking.
- The proposed building makes sense.
- He would prefer one restaurant to be more of a family-sit-down restaurant and the other a fast-casual restaurant.

Maxwell stated that:

- The concept plan has merit.
- The proposal would fit in the neighborhood.
- She would like a future application to show how the proposal would fit with the neighbors and the traffic flow. She visits the site once a week and usually misses the entrance to the drive-through the first time.
- There are retail sites in the area that have been having trouble keeping a tenant.
- She suggested moving the restaurants to the south side to accommodate more green space and provide easier access for pedestrians to purchase food at the restaurants and then walk to Ridgedale Commons Park to eat.
- The site makes a lot of sense.
- She likes the concept plan overall.

Chair Sewall stated that:

- There is merit in the concept plan to move forward.
- The key to a successful application will be creating proper vehicle and pedestrian traffic flow.

Waterman suggested that the building utilize quality materials and have a style that would fit in with the other new buildings in the area.

## 10. Adjournment

***Waterman moved, second by Maxwell, to adjourn the meeting at 7:11 p.m. Motion carried unanimously.***

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