

**Minnetonka Planning Commission
Minutes**

Aug. 3, 2023

1. Call to Order

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

2. Roll Call

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

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Senior Planner Ashley Cauley, Water Resources Engineer Sarah Schweiger and City Engineer Phil Olson.

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

4. Approval of Minutes: July 20, 2023

Banks moved, second by Henry, to approve the July 20, 2023 meeting minutes as submitted.

Henry, Maxwell, Banks and Hanson voted yes. Powers, Waterman and Sewall 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 July 31, 2023:

- Reviewed the concept plan for the redevelopment of the Wells Fargo site.

A joint meeting with councilmembers and commissioners is scheduled to be held on Aug. 31, 2023.

The next planning commission meeting is scheduled to be held Aug 17, 2023.

6. Report from Planning Commission Members

Acting Chair Hanson thanked city staff for visiting neighborhoods on National Night Out. His neighborhood enjoyed visiting with a police officer.

7. Public Hearings: Consent Agenda

No action will be taken on Item 7B due to the lack of enough commissioners in attendance to pass a motion.

Maxwell moved, second by Henry, to approve item 7A as listed on the consent agenda and recommended in the respective staff report as follows:

- A. Expansion permits to rebuild a home destroyed by fire at 15101 Linner Ridge.**

Adopt the resolution approving the request.

Henry, Maxwell, Banks and Hanson voted yes. Powers, Waterman and Sewall were absent. Motion carried and item 7A, expansion permits to rebuild a home destroyed by fire at 15101 Linner Ridge, was approved as submitted.

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

- B. Front yard setback variance for a front porch addition at 4130 St. Marks Drive.**

No action was taken on this item due to not enough commissioners being in attendance to pass a motion.

8. Public Hearings

- A. Water resources management plan update.**

Acting Chair Hanson introduced the proposal and called for the staff report.

Gordon and Schweiger reported. Staff requested commissioners open the public hearing, receive public input and recommend that the city council adopt the resolution.

In answer to Bank's question, Schweiger demonstrated how to locate and utilize the interactive flood map by searching for "interactive flood map" at **minnetonkamatters.com**, clicking on "Flood Risk Management" and scrolling down and clicking on "View Minnetonka's Interactive Flood Risk Map."

The public hearing was opened for 8A, a water resources management plan update, and 8B, an ordinance amending the city code regarding floodplain districts.

John Coleman, 18317 Kylie Court, asked if the size of storm drains would be increased in response to expected higher rain amounts and if there would be a quicker way for National Oceanic and Atmospheric Administration (NOAA) data to be given to the city to facilitate a quicker response time and lower consultant costs.

No additional testimony was submitted and the hearing was closed.

Schweiger explained that the updated model would be utilized by engineering staff to determine the stormwater management needs of each individual project. Olson stated that a futurist model does include upsizing of storm sewer pipes throughout the city. More analysis would be done for each individual project.

Schweiger explained how NOAA releases the information and the amount of time it takes to input all of the data into a computer to create a model and run a report. There are four different watershed districts in the city which are looked at individually.

Henry appreciated engineering staff's presentation. This is an important tool to help prevent flooding in the city.

Maxwell noted how changes to the floodplain districts could cause unforeseen circumstances for a homeowner. She supports making residents aware of the new interactive flood map and encouraging property owners to check to see if their property has any changes. She supports the update and appreciates staff's report.

Banks agreed with commissioners. This is important work. He trusts that the amount of time it takes is needed to collect the information and make it available to the public. It is a wonderful service. He appreciates the interactive flood map which makes it easy for residents to utilize the information themselves.

Acting Chair Hanson supports notifying homeowners of their ability to utilize the interactive flood map to become aware of the updates to their property before submitting a land-use application.

Henry agreed.

Wischnack explained that information on the water resources management plan update, interactive flood map and proposed amendment to the city code regarding floodplain districts was included in the Minnetonka Memo. A study completed last month shows that the Minnetonka Memo is read by 89 percent of Minnetonka residents. The publication is mailed to 22,000 locations including all of the 15,000 single-family residences in Minnetonka.

Banks moved, second by Henry, to recommend that the city council adopt the resolution.

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

B. Ordinance amending the city code regarding floodplain districts.

Acting Chair Hanson introduced the proposal and called for the staff report.

Gordon and Schweiger reported. Staff requested commissioners open the public hearing, receive public input and provide a recommendation to the city council to adopt the resolution.

The public hearing was opened for 8A, water resources management plan update, and 8B, ordinance amending the city code regarding floodplain districts.

John Coleman, 18317 Kylie Court, asked if the size of storm drains would be increased in response to expected higher rain amounts and if there would be a quicker way for National Oceanic and Atmospheric Administration (NOAA) data to be given to the city to facilitate a quicker response time and lower consultant costs.

No additional testimony was submitted and the hearing was closed.

Maxwell moved, second by Hanson, to recommend that the city council adopt the attached ordinance.

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

9. Other Business

A. Project update regarding Ridgewood Ponds at 18116 Ridgewood Road.

Acting Chair Hanson introduced the proposal and called for the staff report.

Cauley reported. Staff requested commissioners provide feedback on the revised plans. No formal action is required. A summary of the original comments and any additional feedback will be included in the city council report.

Maxwell stated that:

- The changes are going in the right direction. The density has been significantly decreased from what was proposed in the concept plan.
- She appreciates that the residences would still be a single-story with a two-car garage. She was concerned that a decrease in density would cause an increase in the height of the residences.
- She likes that the side yard setbacks have been increased by ten feet, so there would be 20 feet between residences.
- The proposal would have less density than the development across the road which shows that the proposal is moving in the right direction.

Banks stated that:

- He agreed with Maxwell.

- The number of residences has been reduced from 13 to 11.
- He likes the increase in the side yard setbacks.
- The project update would save more trees and there would be more room for landscaping and snow storage.
- He was curious why the landscaping buffer was removed.
- The applicant did a great job on the current proposed plan.

Henry stated that:

- The revised proposal is less dense and better than the concept plan.
- He thought the view from Ridgewood Road would still look dense. He suggested turning a residence lengthwise on the west side like what was done on the north side and moving the road further south.

Acting Chair Hanson stated:

- He likes the revised proposal better than the concept plan.
- He is glad the residence on the top has been removed. The diagonal residence looks like it fits in better.
- He likes that the shared driveway on the northeast part of the circle has been removed.
- He likes the natural shift of the lot sizes and residences being set back.
- He was disappointed that the landscape buffer was removed.
- He is satisfied with the road access location.
- He likes the profile view of the proposal. It appears much less dense.

Mike Waldo, Ron Clark Construction, applicant, stated that:

- The buffering would not make much difference. The street would not cause an impact since vehicles would travel down a slope before reaching the intersection to block headlights. There is existing vegetation.
- The number of residences was reduced in an effort to receive support for the proposal from the commission and city council. Density was the primary focus from start to finish.

B. Concept plan review for Roers Companies at 1000 Parkers Lake Road.

Acting Chair Hanson introduced the proposal and called for the staff report.

Gordon reported. Staff requested commissioners answer the following questions:

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

Nick Asta, Roers Companies, applicant, stated that:

- The site is down the street from his office.
- The proposal would include 152 units consisting of mostly one-bedroom and two-bedroom units and some studio and three-bedroom units.
- There would be five stories of building over two stories of underground parking. The grade change would fit in nicely.
- There would be ten units that would meet affordable-housing requirements.
- The shape of the site is dictated by the tree ordinance and preserves as many high-priority trees as possible.
- He was available for questions.

Bridget Geissler, the architect with ESG, representing the applicant, confirmed that:

- ESG completed the Island Residences and Avidor.
- ESG does a lot of multi-family housing.

Maxwell did not see much surface parking. She looks forward to seeing more details on the traffic-flow pattern and how visitors would access visitor parking. There has been an issue with another apartment building in Minnetonka where visitors do not utilize the underground visitor parking and, therefore, has created parking issues in surrounding parking lots and streets.

Acting Chair Hanson asked if the proposed building's shadow would impact surrounding properties. Mr. Asta said that a neighborhood meeting was held and no concerns were expressed. Ms. Geissler stated that a sun study would typically be done.

Henry asked if a taller building had been considered. Mr. Asta explained that it would be hard to make the building taller to make the higher level of construction costs work given the price of rent in the area.

Maxwell stated that:

- The use makes sense for the site.
- It does make sense to submit a formal application.
- She suggested moving the pool from the northwest corner to a location with more sunlight.
- She suggested the applicant be very intentional with parking and provide easy access for visitors to reach visitor parking.

Banks stated that:

- He agreed that the concept plan has merit. He recommends moving forward with a formal application.

- He appreciates the presentation.
- He likes the affordable housing and hopes more than the minimum would be done.
- The proposal would meet the city's comprehensive guide plan goals for redevelopment in the area.
- He appreciates reshaping the building to protect more trees. He likes the shape. He agrees that the pool may have to be moved to a sunnier location.
- He would like to see the breakdown of the number of units for each type.
- He looks forward to seeing a rendering of the proposed building.
- He hopes to see the applicant back with a formal proposal in the near future.

Henry stated that:

- He agrees that the concept plan has merit and he would like to see it proceed to a formal application.
- He agrees that the pool location would be better on the south side to allow more sun to reach the area.
- Above-ground parking is important for visitors.
- He likes the ring of trees around the area and that tree preservation was a top priority when creating the concept plan.
- He looks forward to hearing more details during the review of a formal application.
- He encourages the use of sustainability features and thick walls that would dampen sound between apartments.

Acting Chair Hanson stated that:

- He likes the shape of the building.
- The land use would be appropriate.
- He supports including three-bedroom apartments.
- He would like this to move forward to a formal application.
- This would be a good fit for the location.
- A sun study may show that the pool location would be the best spot.
- He looks forward to reviewing the parking.
- He looks forward to hearing how the proposal would fit in the community and about nearby amenities residents would enjoy.

10. Adjournment

Maxwell moved, second by Henry, to adjourn the meeting at 8:04 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary