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**To:** Planning Commission  
**From:** Loren Gordon, City Planner  
**Date:** Feb. 1, 2024  
**Subject:** Change Memo for the Feb. 1, 2024 Planning Commission meeting

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**ITEM 8A – EMERALD ESTATES**

The attached comment was received after publication of the staff report.

**ITEM 8B – MINNETONKA FLATS**

The attached comments were received after publication of the staff report.

**From:** [City of Minnetonka, MN](#)  
**To:** [Karen Telega](#); [Zoning Requests](#)  
**Subject:** \*NEW SUBMISSION\* Planning commission and EDAC email comments  
**Date:** Wednesday, January 31, 2024 6:37:05 PM

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### Planning commission and EDAC email comments

**Submission #:** 2973149  
**IP Address:** 73.164.49.214  
**Submission Date:** 01/31/2024 6:37  
**Survey Time:** 4 minutes, 36 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

Lisa Holstrom

#### Full Address

5516 Kipling Ave  
Minnetonka, MN 55345  
United States

#### Phone

#### Email

### Planning commission or EDAC

Planning commission

#### Meeting date

02/01/2024

#### Agenda item

Saville Flats

#### Comment

I am writing to request that the Planning Commission and City Council deny the request for rezoning and the development of the proposed Saville Flats. Thank you for the opportunity to submit my comments. I am a resident of the neighborhood and am opposed to the proposal for the following reasons. Rezoning: The plot is on the outer boundary of a large single family neighborhood. Rezoning to R4 high density is not needed to 'transition' the area in density of use, a rezoning to R4 will only increase the intensity of use. It appears to me that the redevelopment is merely to increase the profitability for the developer and not to improve the quality of the neighborhood. It is notable that the condition of the current houses is due to the failure of Lakewest Development to maintain the properties during the years they have owned them. City Code Variances: The proposal requires a number of variances noted in the Planning Commission Staff Report (traffic access, setbacks and tree removal). These variance

requests appear to be solely for the purpose of the developer to maximize the number of units on the property as opposed to an improvement to the existing use or housing stock. Traffic/Safety: The developer is proposing to route traffic onto Spring Ln, a narrow local street not suited to accommodate the estimated 270 daily trips generated by the development (per the traffic study). Traffic habits in the neighborhood are such that residents who wish to travel south on Hwy 101 route through the greater neighborhood to Mahoney Ave and a left hand southbound turn onto 101. This will route considerable additional traffic into a residential area and past several school bus stops. Sustainability and Environmental factors: Changes due to a development of this size include tree loss, and the addition of impervious pavement and resulting stormwater runoff detrimental to the existing wetland on the property and the outflow into Purgatory Creek and the Riley Creek Watershed.

Thank you,

**City of Minnetonka, MN**

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**From:** [Karen Telega](#)  
**To:** [Susan Thomas](#)  
**Subject:** FW: \*NEW SUBMISSION\* Planning commission and EDAC email comments  
**Date:** Thursday, February 1, 2024 8:28:35 AM

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**Karen Telega** | Community Development Assistant  
City of Minnetonka | [minnetonkamn.gov](http://minnetonkamn.gov)  
Office: 952-939-8297 | [ktelega@minnetonkamn.gov](mailto:ktelega@minnetonkamn.gov)

**From:** City of Minnetonka, MN <[minnetonkamn@minnetonkamn.gov](mailto:minnetonkamn@minnetonkamn.gov)>  
**Sent:** Thursday, February 1, 2024 8:21 AM  
**To:** Karen Telega <[ktelega@minnetonkamn.gov](mailto:ktelega@minnetonkamn.gov)>; Zoning Requests <[zoning@minnetonkamn.gov](mailto:zoning@minnetonkamn.gov)>  
**Subject:** \*NEW SUBMISSION\* Planning commission and EDAC email comments

### Planning commission and EDAC email comments

**Submission #:** 2973776  
**IP Address:** 13.56.246.144  
**Submission Date:** 02/01/2024 8:21  
**Survey Time:** 4 minutes, 2 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

david McDonell

#### Full Address

5214 Sequoia Drive  
Minnetonka, Minnesota 55345  
United States

#### Phone

#### Email

## **Planning commission or EDAC**

Planning commission

## **Meeting date**

2/1/2024

## **Agenda item**

Minnetonka Flats, 5290 and 5300 Spring Lane; 5295 and 5325 County Road 101; 5301 Tracy Lynn Terrace

## **Comment**

I oppose this development also, but My elderly neighbors could not fill out this form so they sent me this note: The intersection of Hwy 101 and Excelsior Blvd involves a very heavy traffic area. It is the main route to Minnetonka high school and the four corners consist of Minnetonka Library- Kinder care building- the Havenwood senior living condos of which all have only one entrance and exit very close to the intersection. Also the entrance to skyline terrace, Michaela drive is an immediate right hand turn going south on Hwy 101 which is the only entrance and exit to the neighborhood. The Minnetonka Flats 40 unit condo project is too large and would only add more traffic to the intersection. We are unable to attend the February first meeting and are opposed to the project. Pat and Roy Schlaerth 5310 Sequoia Drive Minnetonka 55345

Thank you,

**City of Minnetonka, MN**

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**From:**  
**To:** [Susan Thomas](#)  
**Cc:**  
**Subject:** Minnetonka Flats  
**Date:** Tuesday, January 30, 2024 12:26:08 PM

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Concerns about project.

The intersection of Hwy 101 and Excelsior Blvd involves a very heavy traffic area. It is the main route to Minnetonka high school and the four corners consist of Minnetonka Library- Kinder care building- the Havenwood senior living condos of which all have only one entrance and exit very close to the intersection. Also the entrance to skyline terrace, Michaela drive is an immediate right hand turn going south on Hwy 101 which is the only entrance and exit to the neighborhood.

The Minnetonka Flats 40 unit condo project is too large and would only add more traffic to the intersection.

We are unable to attend the February first meeting and are opposed to the project.

Pat and Roy Schlaerth

5310 Sequoia Drive

Minnetonka 55345

Sent from my iPad

**From:** [Ashley Morello](#)  
**To:** [Susan Thomas](#)  
**Cc:** [Clare Riley](#)  
**Subject:** RE: [External] Mtka Planning Project at 2503, 2505, 2511 & 2615 Plymouth Road  
**Date:** Tuesday, January 30, 2024 1:52:53 PM  
**Attachments:** [image001.png](#)

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Susan,

Just following up on this item. I know we discussed this proposal on the phone, but I wanted to provide you with a written response for your records.

- We are not supportive of the two lots having separate direct access on Plymouth Road. This proposed access location has sight distance concerns. We'll also note that with the retaining walls, we are not sure if there is room for garbage pickup, mail services, etc. In addition, we are not supportive of the access so close to the Woodbridge Trail access.
- The stormwater report mentions a turn lane (page 6), we presume that's outdated information?
- The applicant needs to be in compliance with the [County's Ordinance 22](#), drainage rates cannot exceed pre-construction rates

As a general comment, we are generally supportive of the access directed to the north via Emerald Trail/Amy Lane. However, staff was curious whether the city Fire Department had any concerns with the length of this cul de sac.

Also regarding the consideration of access to Amy Lane, we know that sight distance is tricky at this location as well. We are seeing a lot of potential additional pressure on this intersection of Plymouth Road & Amy Lane, from this proposal as well as the development on the west side of Plymouth Road. If an approved proposal for this site includes access to Amy Lane, city and county staff may need to discuss options to add turn lanes.

**Ashley Morello**

she/her

Transportation Planning

Office: 612-596-0359

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**From:** Karen Telega <ktelega@minnetonkamn.gov>

**Sent:** Tuesday, January 23, 2024 10:25 AM

**To:** KC Atkins <KC.Atkins@hennepin.us>; Ashley Morello <Ashley.Morello@hennepin.us>; Dan Patterson <Dan.Patterson@hennepin.us>

**Cc:** Susan Thomas <sthomas@minnetonkamn.gov>