

**Minnetonka Planning Commission
Minutes**

April 14, 2016

1. Call to Order

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

2. Roll Call

Commissioners Powers, Calvert, Hanson, Knight, O'Connell, Odland, and Kirk were present.

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Principal Planner Susan Thomas, Senior Planner Ashley Cauley, Natural Resource Manager Jo Colleran, and Water Resources Engineering Coordinator Tom Dietrich.

3. Approval of Agenda

Odland moved, second by Knight, to approve the agenda as submitted with the postponement of Item 8B, items concerning a parking lot expansion at 14001 Ridgedale Drive, until the May 5, 2016 planning commission meeting.

Powers, Kirk, Knight, Magney, O'Connell, Odland, and Kirk voted yes. Motion carried.

4. Approval of Minutes: March 17, 2016

Powers moved, second by Odland, to approve the March 17, 2016 meeting minutes as submitted.

Powers, Calvert, Hanson, Knight, O'Connell, Odland, and Kirk voted yes. Motion carried.

5. Report from Staff

Gordon briefed the commission on a land use application considered by the city council at its meeting of April 11, 2016:

- Adopted a resolution approving the Shady Oak Station development strategy.

The next planning commission meeting will be May 5, 2016.

The boards and commissions workshop will be April 27, 2016 at 6:15 p.m. with the speaker starting at 7 p.m.

6. Report from Planning Commission Members

A few commissioners attended a comprehensive guide plan workshop. Calvert said that the information was useful and it was helpful to make new contacts with people from other agencies. It helped her understand how much work goes into comprehensive guide plans.

Chair Kirk attended the Shady Oak neighborhood meeting and thought it was a great opportunity for neighbors to respond to options before a developer makes a presentation. It will be a balancing act for the city to develop the property.

7. Public Hearings: Consent Agenda

Item 7B was removed from the consent agenda for discussion and separate action.

Odland moved, second by O'Connell, to approve the following item listed on the consent agenda as recommended in the respective staff report as follows:

- A. Conditional use permit for Field Day at Ridgedale, LLC, at 12401 Wayzata Boulevard.**

Recommend the city council adopt the resolution on pages A7-A10 of the staff report which approves the conditional use permit for a restaurant in Ridgedale Center at 12401 Wayzata Boulevard.

Powers, Calvert, Hanson, Knight, O'Connell, Odland, and Kirk voted yes. Motion carried and the item on the consent agenda was approved as submitted.

Item 7A is tentatively scheduled to be reviewed by the city council at its April 25, 2016 meeting.

- B. Side yard setback variance for a garage and living space addition at 14524 Idylwood Road.**

Chair Kirk introduced the proposal and called for the staff report.

Thomas reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Chair Kirk noted that the current garage is 20 feet by 20 feet. The new addition would extend within 3 feet of the property line. Thomas agreed.

William Campbell, 14524 Idylwood Road, applicant, explained that the proposal would eliminate the current garage extending over the property line. The proposal would not impact the overall look of the house. It would keep the character of the neighborhood. The proposal is the best solution.

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

Chair Kirk noted the unique hardship of this situation. The proposal is a good solution.

Powers applauded the owner for resolving a future title issue for himself and the neighbor. The applicant could have built on the other side and not fixed the problem.

Hanson moved, second by Odland, to adopt the resolution approving a side yard setback variance for a garage and living space addition at 14524 Idylwood Road (see pages A9-A12 of the staff report).

Powers, Calvert, Hanson, Knight, O'Connell, Odland, and Kirk voted yes. Motion carried and this item was approved as submitted.

Chair Kirk stated that an appeal of the planning commission's decision must be made in writing to the planning division within 10 days.

8. Public Hearings

A. Site plan review for a parking lot expansion at 5900 Clearwater Drive.

Chair Kirk introduced the proposal and called for the staff report.

Thomas 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.

Lance Elliott, of Elliott Design, representing the applicant, stated that the proposal would increase the number of stalls to get close to the number required by the parking code. The parking lots currently have dead ends with no turn around. The proposal would provide a nice flow into the other lot and out an exit. The proposed pond would collect water from an area twice as big as the total amount of impervious surface. The proposal would decrease the amount of run off and improve its quality. He was available for questions.

Chair Kirk asked about the stormwater management pond. Dietrich explained that the stormwater management pond would be constructed on the southwest corner of the property. It would be oversized and treat more run off than the additional impervious surface would create. The proposal includes curb and gutters that would be installed in the parking lot to direct runoff to the stormwater management pond.

Odland moved, second by Knight, to adopt the resolution approving a final site plan for a parking lot expansion at 5900 Clearwater Drive (see pages A8-A13 of the staff report).

Powers, Calvert, Hanson, Knight, O'Connell, Odland, and Kirk voted yes. Motion carried.

Chair Kirk stated that an appeal of the planning commission's decision must be made in writing to the planning division within 10 days.

B. Items concerning a parking lot expansion at 14001 Ridgedale Drive.

This item was tabled until the May 5, 2016 planning commission meeting in response to the applicant's request.

C. Items concerning a licensed daycare facility at 14730 Excelsior Boulevard.

Chair Kirk 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.

In response to Chair Kirk's request, Cauley shared more history of the site and exhibits from the staff report.

O'Connell asked why the planning commission is reviewing the application again since it was already approved. Cauley explained that the 2015 approval of the

reuse of the building was tied to the site and building plans. This is a new proposal that requires site and building plan approval. Thomas added that if final plans are not in substantial compliance with an approved plan, then the modified final plan is reviewed by the planning commission. Staff determined that this change to the plan would be substantial.

Jon Fahning, representing Shingobee Builders who represent the applicant, Prestige Preschool, stated that this is the third of 12 facilities planned to be built in the Twin Cities area in the next few years. It makes sense to remove the existing building and create one more in character with the neighborhood. The existing building would have provided many challenges because of its age. The floor plan would accommodate 178 children. The proposal would be similar to the facilities in Apple Valley and Brooklyn Park.

Knight confirmed with Mr. Fahning that the facility would be open only Monday through Friday. He asked if the property owner would allow use of the parking lot by surrounding businesses on the weekends. Mr. Fahning answered affirmatively. He said that there could be cross-parking agreements. The reality is that the parking area would be utilized in the morning and evening, but not a lot during the middle of the day even on weekdays. He would be willing to work with the neighbors.

Knight thought that the Apple Valley and Brooklyn Park facilities look like residences. Mr. Fahning said that the proposal would have a similar look.

In response to Chair Kirk's question, Mr. Fahning stated that pop outs were added to break up the flat façade. There would be a door to the outside from every class room. Chair Kirk thought the proposed architecture would provide a good transition to the residential area. Mr. Fahning said that the proposal would blend into both ends of the surrounding environment.

Odland was disappointed that the existing building would not be repurposed. Mr. Fahning explained that there were environmental and instability concerns with a back wall that is near an existing retaining wall. The applicant was unable to become comfortable with the integrity of the structure of the existing building.

Powers asked for the benefits of a new building for preschool kids compared to what could have been done with the existing building. Mr. Fahning said that the materials and colors would be more geared for children, but the deciding factor was health and safety concerns. The existing building did not have a lot of doors. The basement was not safe for use.

Chair Kirk noted that the concrete and steel of most buildings is recycled or repurposed.

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

Chair Kirk noted the site being associated with the village center and asked for comments.

Calvert commended the project for creating more green space. The appearance, architecture, and materials would be an improvement from the previous proposal.

Knight agreed with Calvert. He has been in the basement of the existing building. It did not have the greatest smell. He would be concerned that there could be asbestos. He liked that the proposed building would be set back further from the road and provide more green space. It would be a great addition to the neighborhood.

Hanson liked the proposal. There would be more space for the tot lots. It would provide a great transition from the high-density housing next door. It would blend the two parts of the neighborhood together.

Powers liked the proposal. Building a new building would be a step toward success. Parents and children have an intuitive understanding of a new building being better. He hoped it would be better than the existing building in more ways than even understood today. He hoped that it would be environmentally fun, interesting, and challenging. He applauded more interesting architecture. This makes him fearful of what would have happened if the previous approval was done. He wished the developer much success.

O'Connell approved of the proposal. It would clean up an eyesore on a high-traffic corner. He wished the redevelopment could continue to the east.

Odland thought the project would be great. She lives in the area. She hopes the post office could increase its hours and work out a parking arrangement with the applicant.

Chair Kirk suggested that the city council be provided information on existing cross-parking agreements. One would be nice, but not a condition of approval. The architecture would provide a good transition. Licensed childcare is a great amenity for the community.

Calvert supported incorporating architectural elements from surrounding buildings into the proposed building to provide an area identity.

Odland moved, second by O'Connell, to recommend that the city council adopt the resolution on pages A30-A40 of the staff report. This resolution approves a conditional use permit and final site and building plans with a setback variance for a licensed daycare facility at 14730 Excelsior Boulevard.

Powers, Calvert, Hanson, Knight, O'Connell, Odland, and Kirk voted yes. Motion carried.

9. Adjournment

Knight moved, second by Odland, to adjourn the meeting at 7:30 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary