

**Minnnetonka Planning Commission
Minutes**

October 20, 2016

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, Planner Drew Ingvanson, and Natural Resource Manager Jo Colleran.

3. Approval of Agenda

Odland moved, second by Calvert, to approve the agenda as submitted with additional comments and a modification to Item 8C as provided in the change memo dated October 20, 2016.

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

4. Approval of Minutes: October 6, 2016

Odland moved, second by Calvert, to approve the October 6, 2016 meeting minutes as submitted.

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

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of October 10, 2016:

- Adopted a resolution approving Tonkawood Farms First Addition, a three-lot subdivision with lot width at setback variances at 15014 Highwood Drive.

- Adopted a resolution approving vacation of existing drainage and utility easements located at 4301 Highview Place and an adjacent, unaddressed parcel.
- Adopted a resolution approving items for Ridgedale Corner Shoppes at 1801 Plymouth Road.

The next planning commission meeting will be November 3, 2016.

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Variance to declare the unaddressed, vacant property immediately north of 3628 Hazelmoor Place buildable.

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.

In response to Hanson's question, Thomas explained that because the proposal would create a lot larger than all existing properties on the west side of Hazelmoor Place, it would not make a difference if the applicant was a developer rather than the property owner.

Powers asked how stormwater runoff would be addressed. Thomas said that the city has received one complaint regarding drainage in the area over the last 10 years. Staff could visit the site and take a look at current conditions. The street is scheduled for reconstruction in 2018 which would include review of the drainage conditions and improvements if deemed necessary.

Ben Smith, 3628 Hazelmoor Place, stated that his parents moved into the house in 1956 and his mom still lives there. He was available for questions.

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

Calvert noted that there was a ditch with water on the site. She felt that green space serves a public purpose.

In response to Calvert's question, Thomas explained that staff's recommendation to approve the application is based on findings that the size of the proposed lot would be consistent with those in the area and the lots were created prior to the adoption of the ordinance that causes the hardship and need for a variance. The proposal would actually combine two small lots, which were created in compliance with ordinance requirements at the time, to create one lot that would fit with the neighborhood.

Chair Kirk noted that the lots look the same as the rest in the area. The proposal is the most logical course of action.

In response to Calvert's question, Thomas stated that there is one other vacant buildable lot in the neighborhood and two vacant lots which would not be large enough to allow a single-family residence. She explained that the proposal would not set a precedent for a subdivision with 15,000 square-foot lots in another part of the city. The proposal is a unique circumstance specific to the average lot size in its area.

In response to Chair Kirk's question, Thomas affirmed that the mcmanion policy's floor area ratio (FAR) restriction would apply to this proposal and restrict the mass of the house to a size no larger than the largest house in the area.

O'Connell found the proposal completely reasonable and supported staff's recommendation. Powers concurred.

Powers moved, second by Odland, to adopt the resolution declaring the vacant site north of 3628 Hazelmoor Place buildable.

Odland, Powers, Calvert, Hanson, O'Connell, and Kirk voted yes. Knight was absent. 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. Expansion permit and variance to construct a new, single-family home at 5718 Eden Prairie Road.

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

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

Powers asked what is located on the west side. Ingvalson answered wetland.

O'Connell asked for the rationale to require larger side yard setbacks. Ingvalson explained that the lot located behind a lot would not have a defined front, so setbacks for every side would be able to accommodate being the front. Thomas added that the larger setbacks would also allow for more privacy for adjacent neighbors.

Duane Simon, owner of 5718 Eden Prairie Road, applicant, stated that he worked hard to propose a house that would reflect the nature of the neighborhood. It would be a good project. He requested that the application be approved.

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

Calvert asked how many high-priority trees are on the site. Colleran explained the location of high-priority trees and which trees would be removed.

Powers supported staff's recommendation.

Odland moved, second by Powers, to adopt the resolution approving a lot-behind-lot setback variance and expansion permit for construction of a new, single-family home at 5718 Eden Prairie Road.

Odland, Powers, Calvert, Hanson, O'Connell, and Kirk voted yes. Knight was absent. 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.

C. Front yard setback variance for a new home at 17300 County Road 101.

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 confirmed with Thomas that the easement would allow maintenance to be done.

Tom Bakritges, Director of Land for Homestead Partners and JMS Homes, applicant, stated that Thomas and staff did a great job illustrating and describing the proposal. He was available for questions.

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

Chair Kirk appreciated the history of the site that explained how County Road 101 created the lots.

Calvert appreciated the applicant considering the infiltration basin and protecting the oak tree.

O'Connell moved, second by Odland, to adopt the resolution approving a front yard setback variance for a new home at 17300 County Road 101.

Odland, Powers, Calvert, Hanson, O'Connell, and Kirk voted yes. Knight was absent. 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.

D. Parking variance for a self-storage facility at 6031 Culligan Way.

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

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

In response to O'Connell's question, Thomas explained that parking requirements are generally based on the square footage of a building. A general office use would be required to have more parking than a light industrial use. An office use is required to have one parking space per 250 square feet of gross area and a warehouse one parking space per 1,000 square feet of gross area.

Odland confirmed with Ingvalson that conditions required by the fire marshal are included in the approval. The site would be required to have sprinklers.

Todd Jones, of Premiere Storage, applicant, stated that the business is based in Hopkins. A self-storage facility creates very few vehicle trips. There will be an enclosed, climate-controlled lane for loading and unloading within the building. The Institute of Traffic Engineers recommends the proposal have 11 parking stalls to accommodate the peak times. The proposal would have 21 stalls. Out of

the 12 self-storage facilities he surveyed, the average number of parking stalls was 9. The proposed facility would be smaller than average. The parking would be more than adequate. He provided photos of the applicant's facilities in surrounding cities. The sites are clean, well-lit, and have epoxy floors. The customers love it. The loading and unloading lanes are heated and air conditioned. The facility would be first class. Construction would begin next month and he hopes to open for business in April of next year. He was available for questions.

Hanson asked about signs for the site. Mr. Jones said that all signs would conform to ordinance requirements. Ingvalson confirmed that the sign application has already been approved.

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

Odland moved, second by Calvert, to adopt the resolution approving a parking variance at 6031 Culligan Way.

Odland, Powers, Calvert, Hanson, O'Connell, and Kirk voted yes. Knight was absent. 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.

9. Adjournment

Odland moved, second by Calvert, to adjourn the meeting at 7:33 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary