

**Minnnetonka Planning Commission
Minutes**

January 19, 2017

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, Senior Planner Ashley Cauley, Planner Drew Ingvason, Water Resources Technician Tom Dietrich, and Natural Resource Manager Jo Colleran.

3. Approval of Agenda

Odland moved, second by Knight, to approve the agenda as submitted with a modification to Item 8C provided in the change memo dated January 19, 2017.

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

4. Approval of Minutes: January 5, 2017

Knight moved, second by Calvert, to approve the January 5, 2017 meeting minutes as submitted.

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

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of January 16, 2017:

- Adopted a resolution approving a conditional use permit for River Valley Church.
- Adopted a resolution approving the preliminary and final plat approvals for The RiZe Apartments.
- Adopted a resolution approving items for the SWLRT.

- Adopted a resolution approving items for Crest Ridge Senior Living.
- Adopted a resolution approving items for Woodlands at Linner Road.

The mayor will give the State of the City address February 8, 2017 at 7:30 a.m. at the Minnetonka Community Center.

Minnetonka and Hopkins City Councils met to discuss creating a Joint Powers Agreement.

6. Report from Planning Commission Members

Odland announced that she completed her four-year term on the planning commission and that this would be her last meeting. She appreciated the opportunity and wished everyone well.

7. Public Hearings: Consent Agenda

No items were removed from the consent agenda for discussion or separate action.

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

A. Front yard setback variance to remodel a three-season porch into a master bedroom at 3649 Woody Lane.

Adopt the resolution approving a front yard setback variance to convert a three-season porch into a master bedroom at 3649 Woody Lane.

B. Front yard setback variance to convert an existing deck and three-season porch into living space at 5952 Woodland Circle.

Adopt the resolution approving a front yard setback variance to allow for the conversion of the existing porch and deck into enclosed living space at 5952 Woodland Circle.

C. Amendment to the Minnetonka Corporate Center sign plan as it pertains to the property at 6000 Clearwater Drive.

Adopt the resolution approving an amendment of the Minnetonka Corporate Center sign plan as it pertains to the property at 6000 Clearwater Drive.

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

8. Public Hearings

A. Conditional use permit to allow construction of a 10,000-square-foot storage building on the Minnetonka Public Works site located at 11522 Minnetonka Boulevard.

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

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

Knight asked if the project would implement technology to provide energy efficiency.

Minnetonka Streets and Parks Operations Manager Darin Ellingson, representing the applicant, stated that LED light bulbs would be used. The building would be pretty basic and used for storage of off-season equipment.

The public hearing was opened.

Todd Werner, 3012 Cedar Crossing, stated that he commended Gordon for listening to the neighbors and installing the fence and trees. The trees and fence would improve the view and help with noise mitigation from the site. He appreciated Gordon listening to him on that issue.

No testimony was submitted and the hearing was closed.

Calvert pointed out an incorrect date in the report.

Odland moved, second by Powers, to recommend that the city council adopt the resolution to allow construction of a 10,000-square-foot storage building on the Minnetonka Public Works site located at 11522 Minnetonka Boulevard.

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

This item is scheduled to be reviewed by the city council on February 6, 2017.

B. Aggregate side yard, shoreland, and wetland setback variances to construct a second-story addition at 3153 Lake Shore Boulevard.

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.

Dan Hayes, applicant, was available for questions and hoped that the request would be 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 aggregate side yard, shoreland, and wetland setback variances to construct a second story addition at 3153 Lake Shore Boulevard.

Powers, Calvert, 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.

C. Variances to allow construction of three home additions at 17008 Grays Bay Boulevard.

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

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

Knight noted that the side yard setback for the living room side of the house already has a variance. Ingvalson explained that the structure is currently 1.38 feet from the property line. The proposed addition would be 3.86 feet from the property line. The side setback requirement for a small lot is 9 feet.

Rick Van Fossen, of Krech Exteriors, applicant, appreciated everyone's time and Ingvalson for working with him. The proposal would provide the owner with more

space, update the home, and make the space flow better from room to room. The family loves the location, but needs more space and the 1986 kitchen needs updating. There is no basement. The proposal would keep the integrity of the neighborhood. Most surrounding houses are larger and have been updated. He appreciated the consideration.

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

Calvert confirmed with Ingvalson that a fence is located in the proposed shed's location and that a fence is allowed in a floodplain setback.

Knight visited the site and thought that the proposed shed would be fine. He was concerned that the living room addition would bring the house too close to the neighboring house.

Calvert was concerned with encroaching on the floodplain. Dietrich explained that the proposal would not extend into the floodplain, but would extend into the floodplain-setback requirement. The reason for the floodplain setback is primarily for structure protection, but the two-foot floor elevation would provide sufficient protection.

In response to Knight's question, Ingvalson explained that the proposed additions would not be taller than the current structure. The proposed additions would meet height requirements.

O'Connell moved, second by Odland, to adopt the resolution approving side yard floodplain variances for the northeast (living room) and northwest (kitchen) additions and denying a variance for the southeast (shed) addition at 17008 Grays Bay Boulevard with modifications provided in the change memo dated January 19, 2017.

Calvert, O'Connell, Odland, and Kirk voted yes. Powers and Knight voted no. Motion failed.

Knight moved, second by O'Connell, to adopt the resolution approving side yard floodplain variances for the northeast, northwest and southeast additions at 17008 Grays Bay Boulevard with a modification provided in the change memo dated January 19, 2017 and with the condition that the amount of impervious surface for the site not be increased.

Ingvalson explained that if the variance for the shed, the southeast addition, would be approved, then floodplain and shed location variances would also have to be included in the proposal.

Calvert thought that the shed would integrate well into the design. The proposed location would be less disruptive to the environment than putting it in the backyard. The shed would look like part of the house. The shed does not bother her.

Chair Kirk thought it might look deceiving because the property on the south side is vacant. The proposed living room setback would actually decrease the existing setback of the house.

Calvert shared the concern that the proposed living room addition would be in such close proximity to the neighboring house, but the neighbor did not provide a comment. She noted that the proposed shed location already has a fence.

Powers noted that even though the living-room variance would decrease the setback, the proposed addition would be closer to a different part of the neighbor's house.

Chair Kirk acknowledged that the neighborhood falls into a unique category with dwellings very close to each other.

Calvert supported a condition for approval of the proposed shed addition that would prevent an increase in the site's impervious surface total unless that amount would be mitigated by an increase in the site's amount of pervious surface.

Calvert, Knight, O'Connell, and Kirk voted yes. Powers and Odland voted no. Motion failed.

O'Connell moved, second by Knight, to adopt the resolution approving side yard floodplain variances for the northeast addition (living room) at 17008 Grays Bay Boulevard with a modification provided in the change memo dated January 19, 2017.

Calvert, Knight, O'Connell, Odland, and Kirk voted yes. Powers voted no. Motion carried.

Powers moved, second by Odland, to adopt the resolution approving a side yard floodplain variance for the northwest addition (kitchen) at 17008 Grays

Bay Boulevard with a modification provided in the change memo dated January 19, 2017.

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

Knight moved, second by Calvert, to adopt the resolution approving a variance for the southeast addition (the shed) at 17008 Grays Bay Boulevard with a modification provided in the change memo dated January 19, 2017.

Powers, Calvert, Knight, and O'Connell voted yes. Odland and Kirk voted no. Motion failed.

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. Preliminary plat for Wilson Ridge 6th Addition, a three-lot subdivision of existing properties at 4316 and 4328 Wilson Street.

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.

Shaun Hendrickson, owner of 4328 Wilson Street and applicant, stated that he was available for questions.

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

Odland moved, second by Calvert, to recommend that the city council adopt the resolution approving the preliminary plat of Wilson Ridge 6th Addition, a three-lot residential subdivision at 4316 and 4328 Wilson Street.

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

This item is scheduled to be reviewed by the city council on February 6, 2017.

9. Adjournment

***Knight moved, second by Odland, to adjourn the meeting at 7:45 p.m.
Motion carried unanimously.***

By: _____
Lois T. Mason
Planning Secretary