

**Minnetonka Planning Commission
Minutes**

February 2, 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, and Kirk were present.

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, Planner Drew Ingvalson, and Water Resources Technician Tom Dietrich.

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

4. Approval of Minutes: January 19, 2017

Knight moved, second by Calvert, to approve the January 19, 2017 meeting minutes as submitted.

Powers, Calvert, Knight, O'Connell, 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 23, 2017:

- Adopted a resolution approving preliminary and final plats for a subdivision on Sandra Lane.
- Tabled action on items for The Enclave at Regal Oak on Shady Oak Road.
- Adopted a resolution approving a one-year extension for approvals for the Music Barn site.

The State of the City Address will be given February 8, 2017 with refreshments available at 7:30 a.m. and the address at 8 a.m.

The next planning commission will be February 16, 2017.

6. Report from Planning Commission Members

Chair Kirk stated that construction for the SWLRT is scheduled for 2017 to 2020 and operation to begin in 2021.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Preliminary and final plats for a two-lot subdivision at 3900 Cottage Lane.

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.

Nick Shermeta, applicant, was available for questions. He thanked staff for being easy to work with.

The public hearing was opened.

Keith Christensen, 3916 Cottage Lane, was not opposed to the houses. He asked if the two houses would be identical and was concerned that construction traffic would block the road.

Regina Reed, 3931 and 3923 Cottage Lane, stated that she is scared because she does not know Shadow Investments. She asked for the price of the lot, the sale price of the houses, and the square footage of the properties.

No additional testimony was submitted and the hearing was closed.

Thomas explained that the existing site is 1.1 acres in size. The city's minimum lot size for a new R-1 lot is 22,000 square feet. Proposed Lot 1 would be 22,040 square feet and Lot 2 would be 26,000 square feet. Both lots would exceed minimum lot area requirements. One of the conditions of approval would require a construction management plan in conjunction with the building permit review process. Contact information for a specific, on-site supervisor would be required as well as a plan to designate where construction workers would park. The city's website will have a copy of the construction management plan. If there is an access issue causing a public safety hazard, then residents are encouraged to call city hall or the police immediately.

Mr. Christensen explained that the houses would be different. The houses would be between 3,000 and 4,500 square feet in size including the garage. A house

across the street is 7,000 square feet in size. Traffic congestion issues would be addressed. Shadow Investments is a family owned and operated company.

Powers invited residents to call the city or police if there is an issue. The plan looks good.

Chair Kirk noted that the subdivision meets all ordinance requirements. He was comfortable moving forward.

Powers moved, second by Calvert, to recommend that the city council adopt the resolution approving the preliminary and final plats for a two-lot subdivision at 3900 Cottage Lane.

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

The city council is tentatively scheduled to review this item March 6, 2017.

B. Conditional use permit for a medical clinic at 10653 Wayzata 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.

O'Connell asked if there would be a need to increase the amount of handicap parking. Ingvalson said that additional parking and handicap parking stalls could be added if needed and handicap parking requirements would be enforced during the building permit process. Gordon added that since the building size would stay the same, the amount of handicap parking would also stay the same.

John Odom, applicant, stated that he owns Odom Health and Wellness. The proposal is an expansion for the existing clinic located across Interstate 394. The amount of parking would be adequate.

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

O'Connell moved, second by Knight, to recommend that the city council adopt the resolution which approves a conditional use permit for a medical clinic at 10653 Wayzata Boulevard.

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

The city council is tentatively scheduled to review this item March 6, 2017.

C. Variance to allow two wall signs on a single building elevation at 10653 Wayzata 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.

In response to Chair Kirk's question, Ingvalson explained that a commercial building with four or more tenants is allowed to have a sign for each tenant. This office building has three tenants and is allowed one sign for each elevation. The clinic would be allowed in an office building with a conditional use permit.

Sean Dahl, applicant, stated that he owns the building and is managing partner. The application is to locate the Odom Health and Wellness sign on the Interstate 394 side of the building to provide more visibility. The tree cover limits the visibility on the other side. He is excited to have the tenant and he agrees to not add another sign on the building.

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

Chair Kirk felt it would be natural to have two signs facing Interstate 394.

Powers stated that it would be a good business decision. Calvert agreed.

Knight moved, second by Powers, to adopt the resolution approving the variance to allow two wall signs on a single elevation at 10653 Wayzata Boulevard.

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.

9. Adjournment

***Knight moved, second by Calvert, to adjourn the meeting at 7:15 p.m.
Motion carried unanimously.***

By: _____
Lois T. Mason
Planning Secretary