

**Minnetonka Planning Commission  
Minutes**

**March 2, 2017**

**1. Call to Order**

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

**2. Roll Call**

Commissioners Powers, Schack, Sewell, Calvert, Knight, and Kirk were present. O'Connell was absent.

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, Senior Planner Ashley Cauley, Water Resources Engineer Tom Dietrich, and Natural Resource Specialist Aaron Schwartz.

**3. Approval of Agenda**

***Calvert moved, second by Powers, to approve the agenda as submitted with modifications provided in the change memo dated March 2, 2017.***

***Powers, Schack, Sewell, Calvert, Knight, and Kirk voted yes. O'Connell was absent. Motion carried.***

**4. Approval of Minutes: February 16, 2017**

***Powers moved, second by Calvert, to approve the February 16, 2017 meeting minutes as submitted.***

***Powers, Schack, Sewell, Calvert, Knight, and Kirk voted yes. O'Connell was absent. Motion carried.***

**5. Report from Staff**

Gordon briefed the commission on a land use application considered by the city council at its meeting of February 27, 2017:

- Reviewed a concept plan for the Shady Oak redevelopment project. Financial information for the project will be reviewed at the next city council meeting.

The next planning commission meeting will be March 23, 2017.

**6. Report from Planning Commission Members**

Kirk stated that the SWLRT is ready to begin planning for construction.

**7. Public Hearings: Consent Agenda**

The item was not removed from the consent agenda for discussion or separate action.

***Knight moved, second by Calvert, to approve the item listed on the consent agenda as recommended in the staff report as follows:***

**A. Front and side yard setback variances for additions to the existing house at 3250 Fairchild Avenue.**

Adopt the resolution approving front yard and side yard setback variances for additions to the home at 3250 Fairchild Avenue.

***Powers, Schack, Sewell, Calvert, Knight, and Kirk voted yes. O'Connell was absent. Motion carried and the item on the consent agenda was approved as submitted.***

**8. Public Hearings**

**A. Expansion permit to construct a new single-family home at 3808 Tonkawood Road.**

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 how close Tonkawood Road would get if it would be widened. Gordon noted that 25 feet is a wide boulevard edge for this type of street. He did not anticipate that the street would be widened. If a six-foot or eight-foot trail would be added, there would still be quite a bit of room.

Chair Kirk noted that the setback is measured from the right of way, not the paved portion of the street.

Pat Schiller, 760 Fairfield Circle, applicant, was available for questions.

Powers asked if he knew the opinions of the neighbor on the south. Mr. Schiller spoke to the adjoining neighbor on the south. The neighbor's shed extends over the property line onto the site. He described the proposal to the neighbor and he did not share any concerns.

Calvert asked how many trees would be removed. Mr. Schiller explained that one of the trees near the house is dead. The dead tree would be removed. Utilizing the existing footprint would save more trees than if the house would be located further back.

The public hearing was opened.

Don Ahmann, 3811 Tonkawood Road, stated that he was glad to see the improvement. He stated that widening the road was considered in the past. The street is not conducive to parking. A short driveway would not have as much parking. He asked for the distance between the house and the wetland. He would prefer the house be set further back.

No additional testimony was submitted and the hearing was closed.

Chair Kirk confirmed with Gordon that a sidewalk or trail would have to be located within the street right of way, so there would be 30 feet between the right of way and house. The proposal includes a 3-car garage, so there would be room for 3 vehicles in the driveway.

Gordon provided that the proposed house would be approximately 175 feet from the wetland. A wetland setback is 35 feet. The back yard slopes down and would provide a walk-out basement.

Powers asked how far the flat part of the backyard extends from the house. Chair Kirk said that it gradually slopes down until the retaining wall where it gets steep. Gordon explained that if the house would be moved back 20 feet, oak trees 24-feet and 30-inches in diameter would have to be removed. Another 12-foot oak tree would possibly be impacted.

Chair Kirk noted that the application is not for a variance, but is for an expansion permit. The house conformed to setback requirements when it was built.

Calvert said that the house would be attractive and an improvement. A longer driveway would create more impervious surface and moving the house back would cause additional tree loss. She acknowledged the neighbor's concerns, but stated that there is an important difference between an expansion permit and a variance.

***Powers moved, second by Sewell, to adopt the resolution approving the expansion permit.***

***Powers, Schack, Sewell, Calvert, Knight, and Kirk voted yes. O'Connell 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. Site and building plan review with an expansion permit for Pump and Meter at 11303 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.

Kurt Radermacher, 11303 Excelsior Boulevard, applicant, stated that Pump and Meter supplies, installs, and services automotive and lubrication equipment. The Minnetonka Public Works garage is a customer. The business was started by his grandfather in 1954. The plan has been in place since 1992 to make this site the corporate headquarters. There would be 23 employees who work out of the office. The majority of the work is done out in the field. This would be the main warehouse for the equipment and vehicles. The building is at maximum capacity right now. Workers keep a company vehicle at home. The amount of proposed parking would not be needed for 23 employees. Typically there would be 1 or 2 customers visiting the business at a time.

Chair Kirk asked why the windows would be so small. Mr. Radermacher said that there are currently no windows, so that would be an improvement. He estimated that the actual windows would be larger. Chair Kirk encouraged the applicant to consider the improvements that will be made to the area in the future.

Calvert thought that the drive through in the back for trucks would be a tight fit. Mr. Radermacher explained that the current drive is 12 feet wide. The new drive would be 23 feet in width. He met with the fire marshal who approved it. The storm water pond in the back limits the usable space. Calvert encouraged the applicant to consider the future improvements to the area when designing the exterior.

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

Calvert liked the proposal.

***Knight moved, second by Schack, to adopt the resolution approving final site and building plans with an expansion permit for a building expansion at 11303 Excelsior Boulevard.***

***Powers, Schack, Sewell, Calvert, Knight, and Kirk voted yes. O'Connell 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. Preliminary and final plats of Linner Road Estates at 1911 and 1935 Linner 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.

Eric Zehnder, applicant, stated that he was available for questions.

Chair Kirk noted that Lot 2 has a crazy shape. Mr. Zehnder stated that the parcel would be 42-feet wide. It looks smaller on the plan due to the surrounding large lots. It could be used for a pool, fire pit, shed, or swing set.

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

Knight noted that the neighbors are getting what they asked for, houses that would meet R-1 ordinance requirements with driveways located on Linner Road. The builder is smart. It looks very straight forward.

Chair Kirk thought that the previous cul-de-sac proposal would be better organized, but the current proposal meets all ordinance requirements and there is enough buildable area to accommodate houses. Calvert agreed.

Schwartz explained tree mitigation for the site.

***Powers moved, second by Calvert, to recommend that the city council adopt the resolution approving the preliminary and final plats of Linner***

***Road Estates with modifications provided in the change memo dated March 2, 2017.***

***Powers, Schack, Sewell, Calvert, Knight, and Kirk voted yes. O'Connell was absent. Motion carried.***

**9. Elections**

***Powers moved, second by Calvert, to elect Kirk to be chair of the Minnetonka Planning Commission for one year.***

***Powers, Schack, Sewell, Calvert, Knight, and Kirk voted yes. O'Connell was absent. Motion carried.***

***Knight moved, second by Powers, to elect Calvert to be vice chair of the Minnetonka Planning Commission for one year.***

***Powers, Schack, Sewell, Calvert, Knight, and Kirk voted yes. O'Connell was absent. Motion carried.***

**10. Planning Commission Bylaws and Policies**

Gordon reported. He recommended approval of the bylaws and policies.

***Shack moved, second by Sewell, to adopt the bylaws and policies for 2017.***

***Powers, Schack, Sewell, Calvert, Knight, and Kirk voted yes. O'Connell was absent. Motion carried.***

**11. Adjournment**

***Calvert moved, second by Knight, to adjourn the meeting at 7:55 p.m. Motion carried unanimously.***

By: \_\_\_\_\_  
Lois T. Mason  
Planning Secretary