

**Minnetonka Planning Commission
Minutes**

May 18, 2016

1. Call to Order

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

2. Roll Call

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

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

3. Approval of Agenda

Sewall moved, second by Schack, to approve the agenda as submitted with modifications provided in the change memo dated May 18, 2017.

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

4. Approval of Minutes: May 4, 2017

Knight moved, second by Sewall, to approve the May 4, 2017 meeting minutes.

Knight, Powers, Schack, Sewall, Calvert, and Kirk voted yes. O'Connell 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 May 8, 2017:

- Adopted a resolution approving the final plat for Mayfair Copperfield.
- Adopted a resolution approving a final plat with front setback variances and a waiver of the McMansion Policy for the Enclave at Regal Oak subdivision.

- Approved phase three of the Ridgedale Center build out which would include three restaurants pads added to the parking lot.

The annual boards and commissions' dinner will be held Wednesday, May 31, 2017 at 6:15 p.m. The dinner starts at 6:30 and the program at 7 p.m. The results of the Imagine Minnetonka study, strategic profile, and comprehensive guide plan will be reviewed.

The next planning commission meeting is scheduled to be held June 8, 2017.

6. **Report from Planning Commission Members:** None

7. **Public Hearings: Consent Agenda:** None

8. **Public Hearings**

A. Expansion permit for additions to the existing house at 5013 Mayview 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.

Alan Hanson, applicant, stated that staff covered the proposed project well. The lot is challenging. The survey showed that the neighbors' hedge row is six feet further than the property line. Since the proposal would not expand the setbacks, they found a way to make it work. It would be a nice project. He is looking forward to getting it done. The front tree would remain.

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

Calvert moved, second by Powers, to adopt the resolution approving an expansion permit for additions to the existing home at 5013 Mayview Road with a modification provided in the change memo dated May 18, 2017.

Knight, Powers, Schack, Sewall, Calvert, 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. Items concerning additions and landscaping at 2807 McKenzie Point 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 if impervious pavers could be added later. Ingvalson answered that the property owner would need approval from the city to increase a nonconformity.

In response to Knight's question, Ingvalson explained that the proposal would not change the driveway.

Grant Dattilo, 2807 Mckenzie Point Road, applicant, stated that the impact would be minimized. A gutter would be added. The two-foot expansion would not be visible from the lake because of the planters.

The public hearing was opened.

John Kretsch, 2805 Mckenzie Point Road, stated that water currently travels onto his sidewalk on the side which his disabled brother needs to use in the winter. Mr. Dattilo said that he would fix the water drainage problem. Mr. Kretsch was concerned with a fire hazard since the structures would be so close. He learned that the materials used would be fire resistant. He is impressed with the plans. The house would look much nicer than it does currently.

No additional testimony was submitted and the hearing was closed.

Calvert confirmed with Ingvalson that separate approval would be needed to make an addition that would connect walls to the proposed overhang. A building permit and approval of expansion of a nonconformity would be required. The proposal would allow for more floodplain storage on the site.

Chair Kirk said that all of the houses on the street have similar setbacks. The request is fair.

Knight stated that residents of the neighborhood choose to have close neighbors in exchange for being on the lake. The proposal did not bother him.

Powers moved, second by Calvert, to adopt the resolution approving an expansion permit and variance for the roof overhang and the bump out with a modification provided in the change memo dated May 18, 2017.

Knight, Powers, Schack, Sewall, Calvert, 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.

Calvert moved, second by Schack, to recommend that the city council adopt the resolution approving setback variances, floodplain alternation permit, and conditional use permit for a deck expansion and landscaping with a modification provided in the change memo dated May 18, 2017.

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

This item is tentatively scheduled to be reviewed by the city council at its meeting on June 12, 2017.

C. Preliminary plat with lot width at setback variances for Homestead Place, a two-lot subdivision at 3625 Plymouth Road.

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.

Tom Bakritges, Homestead Partners, applicant, stated that staff has done a nice job explaining the history of the surrounding area. He concurred with the staff report as written and the recommendation proposed by staff. He appreciated the commissioners' time. He was available for questions.

The public hearing was opened.

Peggy Thomson, 3618 Plymouth Road, stated that she is happy that one would be torn down and two would be constructed. Her one concern is that the one lot that is not built on is quite low. She was concerned water would drain from the raised lots onto her property. She already has a river travel through her front yard when it rains. She questioned how the drainage would be handled.

No additional testimony was submitted and the hearing was closed.

Cauley explained that the sites would be graded to direct stormwater east to stormwater facilities.

Calvert stated that the neighborhood currently has houses of all shapes and sizes. She was concerned that the houses in the renderings would be too large. She favored the new houses fitting in with the neighborhood.

Powers agreed. The area is lovely. He would favor the new houses to be built a little smaller than they are depicted in the rendering.

Mr. Bakritges explained that the rendering was provided as an example of the elevations for staff. His company also developed the houses in the neighborhood on the east side. The buyer would determine the size of their house. He noted keeping the size compatible with the neighborhood.

In response to Chair Kirk's request, Cauley provided the floor area ratios (FAR) for houses in the area. The ordinance requirements for an R-1 housing district would restrict the size of a new house. The FAR restriction would allow houses with up to 6,500 square feet in size to be built on the proposed lots.

Powers supported recommending that the FAR restriction be applied. Calvert agreed.

Sewall supported limiting the house size to 6,500 square feet.

Kirk noted that the neighborhood is already eclectic. Calvert said that building anything would change the feel of the neighborhood.

Schack noted that the lots would be very deep which would limit the view of the mass of the houses from the street.

Schack moved, second by Powers, to recommend that the city council adopt the resolution approving the preliminary plat with a modification to restrict the size of the houses to an FAR of .22 and lot width at setback variances for Homestead Place.

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

D. Items concerning a trail, boardwalk, and pedestrian bridge at 5709 Rowland Road and 5624 Shady Oak 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. Colleran stated that she visited the site four times. Twelve significant trees and two high-priority trees of marginal health would be removed. Another stand of healthier oaks would be preserved.

Joshua Howe of Optimistic Partners, developer, stated that the trail would be positioned to minimize loss of healthy trees. It would be nice to connect the development and fire station to Lone Lake Park. It would provide a loop for pedestrians. Chair Kirk noted that there is an access easement already in place. Mr. Howe said that the area is already well signed.

Powers asked for the width of the trail. Mr. Howe answered 8 feet.

In response to Schack's question, Gordon provided an illustration of the proposed bridge. It would be similar in design to current bridges on Minnehaha Creek.

Sewall asked if a new property owner could remove the trail. Gordon answered in the negative. Legal agreements would be recorded.

The public hearing was opened.

Gary Fisher, 11814 Bren Road, asked where vehicles would park to access the trail at the Chase Apartments and for more information on the Shady Oak Road component. He was all for improvements to help people enjoy Lone Lake Park.

Jason Esser, 11409 Bren Road, stated that there is an existing off-road trail already along Bren Road that hooks into the park. He did not think that the proposed trail would be necessary.

No additional testimony was submitted and the hearing was closed.

Gordon said that the management of Chase Apartments would decide whether to allow non-resident parking in their lots. There would be a parking lot down the street at the trail head. A person driving to the trail would probably park in the trail head parking lot. The access at Chase Apartments would be a good access for Chase Apartment residents as well as residents west of Rowland Road. It would provide an opportunity for more people to get to the park. Lone Lake Park's address is Shady Oak Road, but the proposal has no component related to Shady Oak Road.

Mr. Howe said that he would not prohibit trail patrons from parking in the Chase Apartments' parking lot for an hour, unless it would become a problem for residents to have available stalls. There is a nice trail head with a parking lot that he has never seen full.

In response to Chair Kirk's question, Gordon explained that the developer would pay \$5,000 for every residential unit constructed for park dedication fees which can only be used for parks and trails.

Calvert noted that the Imagine Minnetonka envisioning survey received comments from residents who want more access to natural amenities and listed it as a high priority. Gordon said that there would be more investment in parks and trails over the years.

Schack supports most trail projects. The park dedication funds would be put to good use. Giving residents who reside in an apartment access to the community makes them invested and gives them resources to value in Minnetonka. Being able to travel miles of continuous trails provides a positive experience for residents. Her grandma rented the same apartment for 60 years.

Chair Kirk suggested providing a graphic that would connect the greater trail system to the proposal for the city council meeting.

Knight moved, second by Sewall, to recommend that the city council adopt the resolution approving a conditional use permit, wetland setback variance, and floodplain alteration permit for a trail, boardwalk, and pedestrian bridge at 5709 Rowland Road and 5624 Shady Oak Road with modification provided in the change memo dated May 18, 2017.

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

Chair Kirk thanked those who spoke at the public hearing. This item is tentatively scheduled to be reviewed by the city council at its meeting on June 12, 2017.

9. Other Business

A. Concept plan review for Newport Midwest at 10400, 10500, and 10550 Bren Road East.

Gordon reported. Staff recommends that the planning commission provide comments and feedback on the identified key issues and others the planning commission deems appropriate. The discussion is intended to assist the

applicant with future direction that may lead to the preparation of more detailed development plans.

Becky Landon, of Newport Midwest, applicant, stated that the dog run would be located along the trail on the north side of the property or closer to the lite-rail track, depending on what information the soil borings provide. There would be separate, underground parking for each building. That would allow for two-way driving throughout the site and would assist with patrons moving in and out, deliveries, and dropping off and picking up residents.

Knight really likes the rooftop amenities. Ms. Landon said that a bridge is being considered between the two buildings as well as amenities located on several corners of both buildings. She was not sure how the roofs would be accessed. She described the options. Knight was glad the rooftop amenities would be done.

Calvert noted that this configuration would provide easier traffic access and a better traffic pattern for deliveries and emergency vehicles.

Powers likes the energy of the proposal. It would have forward-thinking architecture. He likes this so much better than the first proposal logistically and for the way it would look and feel. He applauded the developer for the concept.

Schack liked the design. It has more of an urban feel which would fit the area. The proposal would be a good draw for diversity and young people, especially since it would be near the lite rail. The design is great.

Sewall asked if the elevations would match the lite rail, so residents would be on the same elevation as the train. Ms. Landon stated that there would be a six-foot grade change from one side of the site to the other side.

Sewall asked if mixed uses had been considered. Ms. Landon said that the site is a little difficult to access right now to support mixed uses. The site next door would be a prime site for mixed uses. A use would be open to the public, but primarily utilized by the residents who would reside in the proposed buildings. The lobby would have a coffee shop and provide a high-energy, urban feel.

Chair Kirk felt this would be a great amenity for the lite-rail station. He asked when it would be completed. Ms. Landon stated that funding is being applied for this year and the best-case scenario would allow them to start construction mid-summer of 2018 and available for occupancy in late 2019. Completion of the lite rail is a huge factor in driving the project. Chair Kirk felt that the design has come a long way.

Chair Kirk noted that no one from the public was present to speak on the concept plan. He likes the affordable housing component. The use of color fits well with the design of the SWLRT. It is very exciting. People who live and work in Opus understand the traffic pattern. The site's proximity to Highways 62 and 169 make it a prime spot for the proposed density. Between the highways and the LRT, he saw the proposal as a homerun. He likes the pop of color and the textures. He had no concern with the massing. It seems like it would fit well. The height would be appropriate. He would not want it to be taller or shorter. It is a great plan.

Calvert agreed. She is committed to meeting the city's affordable housing goals. The proposal would be a great fit. The design is the kind of energy and modern feel that residents want. The site provides a big campus that would cause a ripple effect to the surrounding area. She is glad that it is so attractive.

Ms. Landon stated that the applicant is very aware that this proposal would set the stage. She was not in favor of beige or "unpainted white," but, other than those two colors, she would like the community to drive the choice of which colors to use. She welcomed the commission's input for the aesthetics and colors.

Chair Kirk thought that the second and third developments for the area would have a much better shot at supporting retail. The density of the proposal would attract other amenities to the area.

Schack lived in the Cloud Nine Apartments and, because of the trail system in the Opus business park, she could walk to the Shady Oak Road side where there are quite a few amenities. If the proposal is built, then amenities will follow, but there are also enough mixed uses there now to attract residents.

Calvert was excited to see one, two, and three-bedroom apartments.

Powers thought it would be important for the developer and the city to get the project right. He wants the site to convey high energy, because he wants someone driving by to be proud of it. He wants it to look fun, interesting, and inviting. He likes the blend of affordable and market-rate components.

Knight said that he routinely drives by The Chase Apartments which look fantastic from the road. He is glad that project was done. This project has even more potential. It would be great. It would be a nice place to live and would have a play area for kids.

In response to Knight's question, Gordon explained that the land values in Opus would probably prohibit a large sport field. Lone Lake Park is located across Shady Oak Road.

Chair Kirk thanked the applicant for her attendance.

10. Adjournment

***Calvert moved, second by Knight, to adjourn the meeting at 8:45 p.m.
Motion carried unanimously.***

By: _____
Lois T. Mason
Planning Secretary