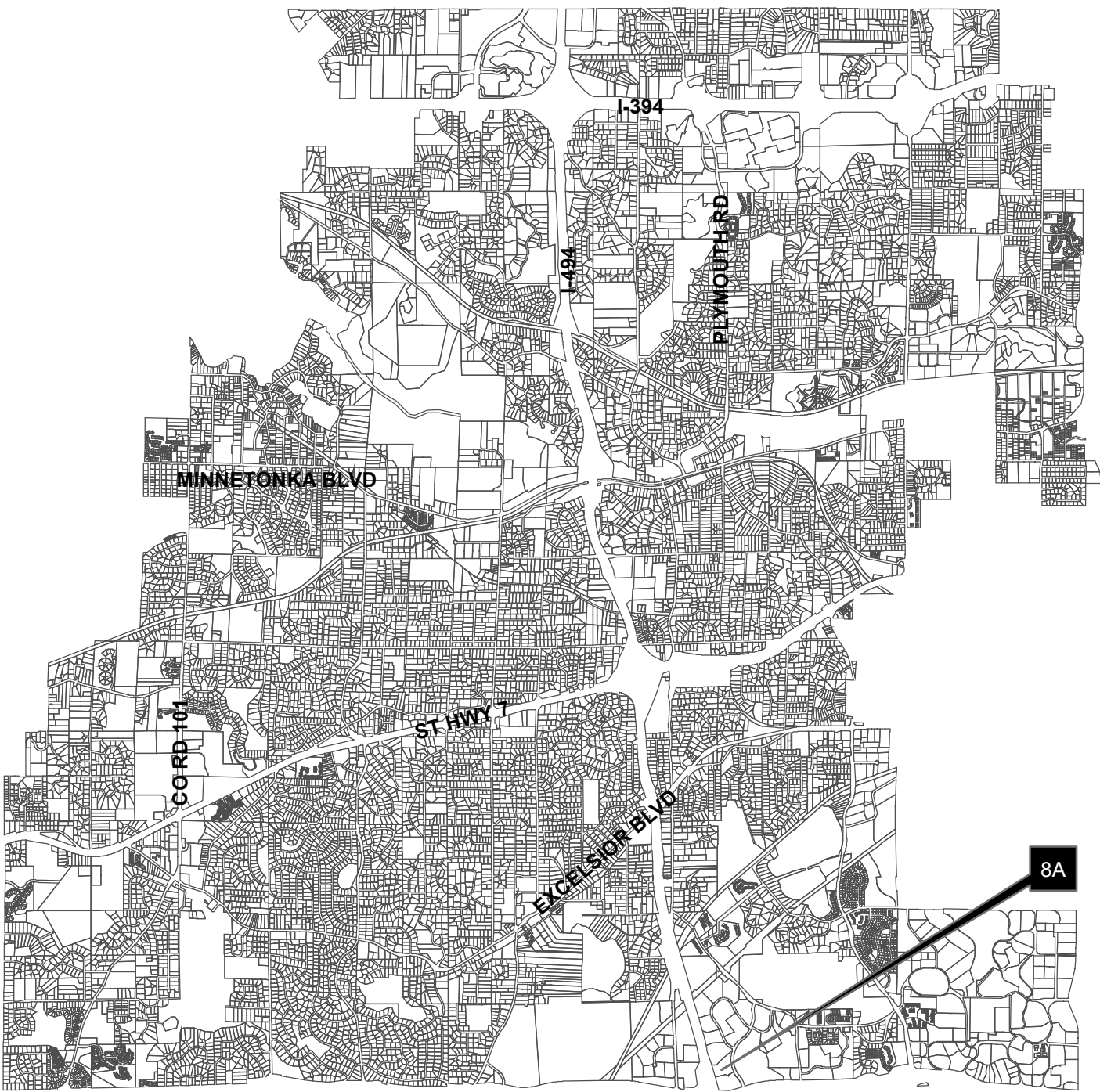




City of
minnetonka
Where quality is our nature

**CITY OF MINNETONKA
PLANNING COMMISSION
JULY 6, 2017**

14600 Minnetonka Blvd. • Minnetonka, MN 55345
(952) 939-8200 • Fax (952) 939-8244
eminnetonka.com



8A



Planning Commission Agenda

July 6, 2017—6:30 P.M.

City Council Chambers—Minnetonka Community Center

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: June 22, 2017
5. Report from Staff
6. Report from Planning Commission Members
7. Public Hearings: Consent Agenda

No Items

8. Public Hearings: Non-Consent Agenda Items

- A. Amendment to the Minnetonka Corporate Center sign plan as it pertains to the property at 6030 Clearwater Drive

Recommendation: Adopt the resolution approving the amendment (5 votes)

- Final Decision Subject to Appeal
- Project Planner: Drew Ingvalson

9. Adjournment

Notices

1. Please call the planning division at (952) 939-8274 to confirm meeting dates as they are tentative and subject to change.
2. Applications and items scheduled for the July 20, 2017 Planning Commission meeting:

Project Description: Ridgedale Retail, LLC, on behalf of Starbucks, is requesting a conditional use permit to operate a coffee shop in a roughly 2,000 sq.ft. tenant space of the Ridgedale Corner Shoppes at 1801 Plymouth Road. The proposal requires a conditional use permit.

Project No.: 16020.17a

Staff: Susan Thomas

Ward/Council Member: 2—Tony Wagner

Section: 03

Project Description: Hopkins School District is requesting a conditional use permit to allow a 1,964 square foot storage building at 2400 Lindberg Dr. The proposal requires a conditional use permit.

Project No.: 96079.17b

Staff: Drew Ingvalson

Ward/Council Member: 2—Tony Wagner

Section: 12

Project Description: The applicant has submitted an application to construct a second accessory structure on the property at 13330 North St. The request requires a conditional use permit to allow a detached structure exceed 12 feet in height and an aggregate total of 1290 square feet of accessory structures on the property. The proposal requires a conditional use permit.

Project No.: 05079.17a

Staff: Ashley Cauley

Ward/Council Member: 1—Bob Ellingson

Section: 27

Project Description: The property owners are proposing to divide the existing property at 5717 Eden Prairie Road into two lots. The existing home would remain and a new home would be constructed on the newly created lot to the east. The proposal requires approval of preliminary and final plats with lot area variance.

Project No.: 06018.17a

Staff: Susan Thomas

Ward/Council Member: 1—Bob Ellingson

Section: 33

Project Description: The applicant is requesting an expansion permit for an addition to a single-family home at 5017 Mayview Rd.

Project No.: 17014.17a

Staff: Drew Ingvalson

Ward/Council Member: 1—Bob Ellingson

Section: 27

WELCOME TO THE MINNETONKA PLANNING COMMISSION MEETING

This outline has been prepared to help you understand the public meeting process. The review of an item usually takes the following form:

1. The chairperson of the meeting will announce the item to be reviewed and ask for the staff report on the subject.
2. Staff presents their report on the item.
3. The Commission will then ask City staff questions about the proposal.
4. The chairperson will then ask if the applicant wishes to comment.
5. The chairperson will open the public hearing to give an opportunity to anyone present to comment on the proposal.
6. This is the time for the public to make comments or ask questions about the proposal. Please step up to the podium, speak clearly, first giving your name (spelling your last name) and address and then your comments.
7. At larger public hearings, the chair will encourage speakers, including the applicant, to limit their time at the podium to about 8 minutes so everyone has time to speak at least once. Neighborhood representatives will be given more time. Once everyone has spoken, the chair may allow speakers to return for additional comments.
8. After everyone in the audience wishing to speak has given his or her comments, the chairperson will close the public hearing portion of the meeting.
9. The Commission will then discuss the proposal. No further public comments are allowed.
10. The Commission will then make its recommendation or decision.
11. Final decisions by the Planning Commission may be appealed to the City Council. Appeals must be written and filed with the Planning Department within 10 days of the Planning Commission meeting.

It is possible that a quorum of members of the City Council may be present. However, no meeting of the City Council will be convened and no action will be taken by the City Council.

**Unapproved
Minnetonka Planning Commission
Minutes**

June 22, 2017

1. Call to Order

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

2. Roll Call

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

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Assistant City Planner Susan Thomas, Senior Planner Ashley Cauley, Water Resources Technician Tom Dietrich, and Natural Resource Manager Jo Colleran.

3. Approval of Agenda: The agenda was approved as submitted with the removal of Item 8C and modifications to the grading plan for Item D.

4. Approval of Minutes: March 18, 2017

Knight moved, second by Calvert, to approve the March 18, 2017 meeting minutes as submitted.

O'Connell, Powers, Sewall, Calvert, Knight, and Kirk voted yes. Schack 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 June 26, 2017:

- Adopted a resolution approving items for Homestead, a two-lot subdivision on Plymouth Road.
- Adopted a resolution approving a trail in Lone Lake Park associated with Chase Apartments.
- Adopted a resolution approving a variance, flood plain alteration, and conditional use permit for McKenzie Point Road.
- Reviewed a concept plan and adopted a resolution approving a Livable Communities Demonstration Account for Newport Midwest.

- Tabled action on the Ridgedale Festival façade and sign application.

Staff has started the comprehensive guide plan process. The steering committee met to review what would be covered in the next year and will continue to meet at least once a month.

Gordon noted that Summerfest will occur this Saturday, June 24, 2017, at the Burwell House and city hall.

6. Report from Planning Commission Members

Calvert attended a Resilient Cities workshop at Ridgedale. She found it worthwhile and recommended it to everyone.

7. Public Hearings: Consent Agenda

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

Powers moved, second by O'Connell, to approve the item listed on the consent agenda as recommended in the respective staff report as follows:

- A. Conditional use permit to allow the demolition and reconstruction of a larger accessory structure at 3841 Baker Road.**

Recommend that the city council adopt the resolution approving the conditional use permit to allow the demolition and reconstruction of a larger accessory structure at 3841 Baker Road.

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

The city council is tentatively scheduled to review this item at its meeting on July 10, 2017.

8. Public Hearings

- A. Sign plan for Ridgedale Corner Shoppes at 1801 and 1805 Plymouth 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.

Bill Wittrock, of RSP Architects, representing the applicant, thanked staff for the productive conversations. He stated that there would be no more than four tenants in the retail portion of the building. Right now there are three tenants in the retail portion. He was available for questions.

O'Connell liked the design better than what was originally proposed. He congratulated all involved with creating the new plan.

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

Sewall moved, second by Calvert, to adopt the resolution approving a sign plan for Ridgedale Corner Shoppes.

O'Connell, Powers, Sewall, Calvert, Knight, and Kirk voted yes. Schack 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 a parking lot expansion at Minnetonka Executive Plaza, 10275 Wayzata Boulevard.

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

Thomas reported. She recommended denial of the application based on the findings listed in the staff report.

O'Connell asked if there would be a cross-parking agreement. Thomas answered that the property owner has indicated they have leased parking stalls on property located to the east side.

Calvert asked if other solutions had been considered. Thomas referred the question to the applicant.

Sewall asked how close the parking would get to the retaining wall. Thomas said 6 feet at the closest point on the east side. The proposal would create 12 parking spaces.

In response to Chair Kirk's question, Thomas explained that the parking stalls on the property to the east are located right on the property line. There are a few stalls located in the public right-of-way. These parking stalls predated the realignment of Wayzata Boulevard.

Chair Kirk asked if there would be room on the south side of the property for additional parking. Thomas answered that the area is a woodland preservation area.

Faysal Abraham, CEO of King Show Games, applicant, stated that in 2014 the business had 45 employees. As of July 10, 2017, the business will have 117 employees. The trees on the south side are natural sound barriers for the neighbors and he wants to keep as much green space as possible. The business wants to stay at the current location.

Patrick Sarver, of Civil Site Group, landscape architect for the project, stated that he created the site layout. He worked hard to find the best location for additional parking spaces. The proposal represents the greenest solution. It is a unique right-of-way scenario where the perceived right-of-way is the retaining wall. There would be no impact to the retaining wall. There would be no grade change to the retaining wall. Some trees would be removed. The owner understands that he would be at risk if the city would need to reconstruct the retaining wall and that the owner may have to cover the cost to put the retaining wall back in. This would not set a precedent because it is a unique situation. Other sites do not have the right-of-way situation this one does. He was available for questions.

Sewall asked if 12 stalls would solve the parking problem. Mr. Sarver said that 12 stalls would help because there is currently a month-to-month lease with the adjacent property. The business benefits from having as many employees on this site as possible. The business would like to stay at this location as long as possible.

Powers asked when he thought the business would outgrow 90 parking stalls. Mr. Abraham said that the site would be kept as a headquarters even if part of the business expanded to another location.

Mr. Abraham noted that the business encourages employees to ride share, utilize transit, and bike to work. Customizing flexible work hours from 6:30 a.m. to 6:30 p.m. is encouraged to reduce congested peak times.

Calvert asked how many stalls the business would be short if the proposed 13 stalls would be approved. Mr. Abraham estimated 30 parking stalls.

Chair Kirk noted that large vehicles may extend into the drive aisle if parked in stalls 18-feet in length. Mr. Abraham said that most of the workers have small vehicles.

In response to Powers' question, Mr. Sarver stated that the applicant would be responsible for the cost of fixing the retaining wall if it would be damaged during construction of the proposed parking stalls. Mr. Abraham agreed.

Calvert asked when part of the business would be moved to a different location. Mr. Sarver estimated in this third quarter. The applicant needs the proposed stalls to keep the core group in the building as it is. Once one group of employees would be moved out of the building, then changing the first floor back to parking would be considered. The business wants this location to be the long-term headquarters and to have the auxiliary businesses close by in proximity. Since the company is so young, he wants to ensure that there would be enough parking for the employees to occupy this building.

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

Knight thought that the site has the worst ratio of pervious and impervious surfaces in the area. He asked if the site would meet the pervious surface requirements. Dietrich stated that if additional impervious surface would be added to the site, then stormwater management practices would have to be incorporated to treat for the additional impervious surface elsewhere on the site.

Thomas explained that an office site is allowed to have up to 85 percent of the site be impervious surface. The site is currently made up of approximately 70 percent of impervious surface. There is landscaping on the east part of the site where stormwater management practices could be added.

Powers asked if the encroachment agreement would stay with the property or apply only to this tenant. Thomas explained that the city would be a party in the agreement and would be involved in creating the terms of the agreement.

Powers liked the fact that the business is growing. Minnetonka needs healthy, young businesses. If the applicant would be willing and able to prove that it could absorb the cost of fixing the retaining wall and the encroachment agreement would apply only to this applicant, then he would support the application.

Calvert supported the growing business and would like to keep the business here, but the proposal would be providing a permanent solution to a temporary problem. She hoped there would be a solution to keep the core employees at the

current building. The parking issues may dissipate once part of the business expands to a new location.

Calvert felt that the proposal would set a difficult precedent. She asked if the site currently meets parking requirements. Thomas explained that, based on the square footage of the building and the office use, the site is required to have 76 parking stalls. The site currently has 77 parking stalls. Calvert felt that the parking obligation is being met. She hoped that the rented parking spots would help the applicant alleviate the situation until the business is able to expand to another location.

Calvert moved, second by Sewall, to recommend that the city council adopt the resolution denying the major amendment to the existing master development plan, parking setback variance, and an encroachment agreement for parking lot expansion at Minnetonka Executive Plaza at 10275 Wayzata Boulevard.

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

The city council is tentatively scheduled to review this item at its meeting on July 10, 2017.

C. A conditional use permit for Creo Arts and Dance Academy at 3792 Williston Road.

This item was removed from the agenda.

D. Items concerning Minnetonka Hills Apartments at 2800 and 2828 Jordan Avenue.

O'Connell recused himself from discussion and action on this item.

Chair Kirk introduced the proposal and called for the staff report. Cauley reported. She recommended denial of the application based on the findings listed in the staff report.

In response to Chair Kirk's request, Cauley reviewed the traffic report. It found that there would be adequate parking on site and no roadway improvements would be required.

John Ferrier, CSM Corporation, introduced himself and Mark Kronbeck, Alliant Engineering. Mr. Ferrier stated that they worked on the design of the building for

a year. No opposition was voiced at the neighborhood meeting. He enjoyed the process of working with planning staff. There has been considerable redesign done to protect the slope and trees. The proposal is in compliance with the tree preservation and slope requirements.

Mr. Kronbeck stated that he interpreted the steep slope ordinance differently than staff. He felt that the proposal would be a good use of the site. The property is guided correctly. The proposal would impact the land as little as possible.

Mr. Ferrier stated that it would not be feasible for the proposal to have an affordable housing component.

The public hearing was opened.

Susan Goll, 10039 Cove Drive, stated that:

- She was representing additional residents of Cove Drive.
- She concurred with the need for additional housing in Minnetonka and the analysis of the site from an environmental standpoint.
- Cove Drive residents are concerned with the section between the intersection of Highway 169 and the entrance to the building. That section of Jordan Avenue is narrower than average streets.
- Restriping and changing the speed limit would not solve the problem. Motorists routinely speed and cut the corner at the intersection now.
- In the winter, vehicles park on Jordan Avenue. It is a current safety issue that will get worse if more residents are added without doing something to fix the problem.
- They are concerned with pedestrian safety. A sidewalk on the east side crosses over and is heavily traveled.

Kevin Lile, 10030 Cove Drive, stated that:

- The residents of Minnetonka Hills have no choice but to park on both sides of Jordan Avenue in the winter when the parking lot is plowed. There is not enough room for two vehicles to pass each other.

Ms. Goll added that snowplows have not been able to plow the street properly because of the vehicles parking on it.

Franklin Parisi, 10050 Cove Drive, stated that:

- There are no sidewalks on the road. At the very least, sidewalks should be added so pedestrians would not have to walk in the road.

Idie Garvis, 10014 Cove Drive, stated that she was concerned with where the wildlife would go.

Ms. Goll noted that Cove Drive is a dead end and Cove Drive residents were previously not notified of the neighborhood meeting since Cove Drive is not within 400 feet of the property. The neighborhood has been added to the mailing list and now receives the notifications.

No additional testimony was submitted and the hearing was closed.

In response to Knight's question, Cauley pointed out the public and private portions of Jordan Avenue. The proposal includes a sidewalk connection.

Powers asked if the police department received calls regarding vehicle and pedestrian issues on Jordan Avenue. Cauley said that staff could research the number of crashes. Mr. Ferrier was not aware of reports of sideswiping or pedestrian injuries due to traffic. He will look into parking options during times of snow removal. Cauley noted that a snow removal plan would be required to show how snow would be removed from the site.

In response to Calvert's question, Colleran explained which trees would be removed and which would be preserved.

In response to Powers question, Colleran stated that none of the trees that would be removed are ash trees.

Gordon provided accident data provided by MNDOT. Since 2008, there have been four accidents reported to have occurred between the public end of Jordan Avenue and the off and on ramp to Highway 169. All of the accidents occurred between 11:30 p.m. and 2 a.m. Two of the accidents involved a driver that was impaired and one was in the winter during poor driving conditions.

Calvert thought that the steep slope remains an issue. She commended the developer for making important changes including the flat roof, compact footprint, and preservation of more trees.

Sewall recommended residents report unsafe activity to the police department. The slope was not as much of a concern for him. The developer has done everything possible to minimize tree loss.

Calvert had a feeling that the proposal might be too large for the site because of the slope and tree loss.

Powers likes the developer. He was concerned with the tree loss. He was less concerned with the slope. He favored the city and developer coming to an agreement on how the ordinance would be interpreted. He encouraged residents to call the police department. The developer has done a tremendous amount and he likes the developer, but he thought more work could be done. He favors an affordable housing component.

Knight agreed that the city and developer need to come to more of an agreement in regard to the steep slope.

Chair Kirk supports high-density housing on the site. It has easy access to Highway 169. The developer is on the right path. The engineers feel comfortable with the slope. He was disappointed that there would be no affordable housing.

Calvert moved, second by Powers, to recommend that the city council deny the request.

Powers, Calvert, Knight, and Kirk voted yes. Sewall voted no. O'Connell recused himself. Schack was absent. Motion carried.

The city council is tentatively scheduled to review this item at its meeting on July 10, 2017.

9. Adjournment

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

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

July 6, 2017

Agenda Item 7

Public Hearing: Consent Agenda

(No Items)

Minnetonka Planning Commission Meeting

July 6, 2017

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
July 6, 2017

Brief Description	Amendment to the Minnetonka Corporate Center sign plan as it pertains to the property at 6040 Clearwater Drive
Recommendation	Adopt the resolution approving the amendment

Background

The Minnetonka Corporate Center development was approved in 1984. Approval included a sign plan that governs all freestanding and wall signs within the business park. For each building within the business park, the sign plan outlines the allowed number, location, and size of signs. Under the approved sign plan, the building at 6040 Clearwater Drive is not allowed any wall signs, as the property and building were not in existence in 1984.

Proposal

Joy Joiner, representing The Gardner School, is proposing to install three wall signs, one of which is a logo, on the existing building. The proposed signs, located on the building's east and south façades, would have a maximum letter height of 16-inches, sign band of 25-inches, and logo height of 30-inches. The proposal requires an amendment to the Minnetonka Corporate Center sign plan. (See attached).

	Number of Signs	Sign Location	Sign Height
Allowed	0	-	-
Proposed	3	- East façade - South façade (2)	- 16 inch letters (East) - 10 inch stacked letters, with a 25 inch sign band (South) - 30 inch diameter logo (South)

Staff analysis

Staff finds that the proposed signs and requested amendment are reasonable:

1. **Number and Size.** The number and size of the proposed signs is reasonable given the size and orientation of the building. The existing building is approximately 18,000 square feet in size. Based on original building plans, the east and south façades of the building are about 3,600 and 1,100 square feet in surface area. At approximately 30 square feet of total signage on each elevation, the proposed south and east elevation signs would occupy just 2.5 percent and 0.8 percent of the façades.

Elevation	Area	Wall Area	Percentage of Wall Area
South	27.8 square feet (4.9 square foot logo + 22.9 square foot name)	1,100	2.5%
East	30 square feet	3,600	0.8%

2. **Height.** The proposed signs are appropriately sized relative to the height of the day care building. The existing building is over 25 feet in height. The proposed 10-16 inch tall letters and 30-inch tall logo would fit with the architecture of the building.
3. **Location.** The proposed locations on the east and south façades would provide visibility to traffic moving north and south on Clearwater Drive.

Staff recommendation

Adopt the resolution approving an amendment of the Minnetonka Corporate Center sign plan as it pertains to the property at 6040 Clearwater Drive.

Originator: Drew Ingvalson, Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Project No.	15033.17a
Property	6040 Clearwater Drive
Applicant	Joy Joiner, representing The Gardner School
Surrounding Land Uses	Northerly: Associated Financial, zoned PUD Easterly: GE Osmonics; zoned I-1 Southerly: Children's Hospital and Clinic; zoned PUD Westerly: Home2 Hotel and Interstate 494 beyond; zoned PUD
Planning	Guide Plan designation: Mixed use Zoning: PUD
Other Signs	In recent years, the planning commission has approved other amendments to the Minnetonka Corporate Center sign plan.

12800 Whitewater Drive.

The approved amendment allowed two walls signs, located on the office building's west and east façades. Logos were allowed up to 5 feet in height.

12900 Whitewater Drive.

The approved amendment allowed two walls signs, located on the office building's west and south façades. Logos were allowed up to 4 feet in height.

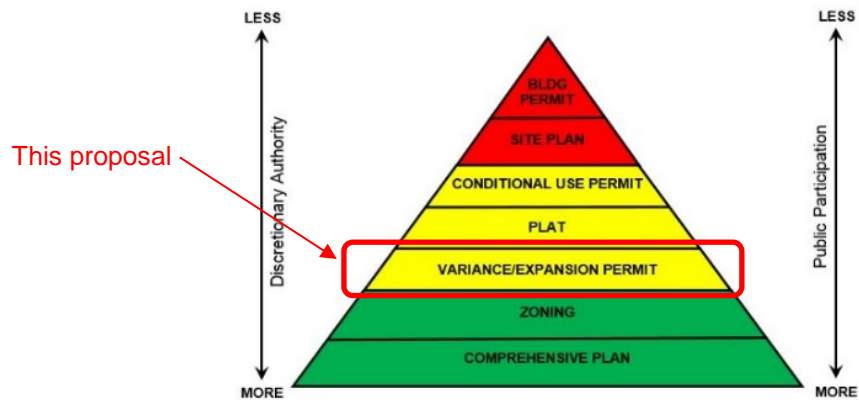
6030 Clearwater Drive.

The approved amendment allowed three wall signs, located on the hotel's west, east, and south façades. Logos on the west and east façades were allowed up to 7 feet in height and on the south façade, up to 12 feet.

6000 Clearwater Drive

The approved amendment allowed two wall signs, located on the office building's west and south façades. Five-foot tall logos were approved with 2.25-foot tall letters for each elevation.

Pyramid of Discretion



Motion options

The planning commission has the following motion options:

1. Concur with staff's recommendation. In this case, a motion should be made adopting the resolution approving the amendment.
2. Disagree with staff's recommendation. In this case, a motion should be denying the request. The motion should include findings for denial.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant or both.

Voting Requirement

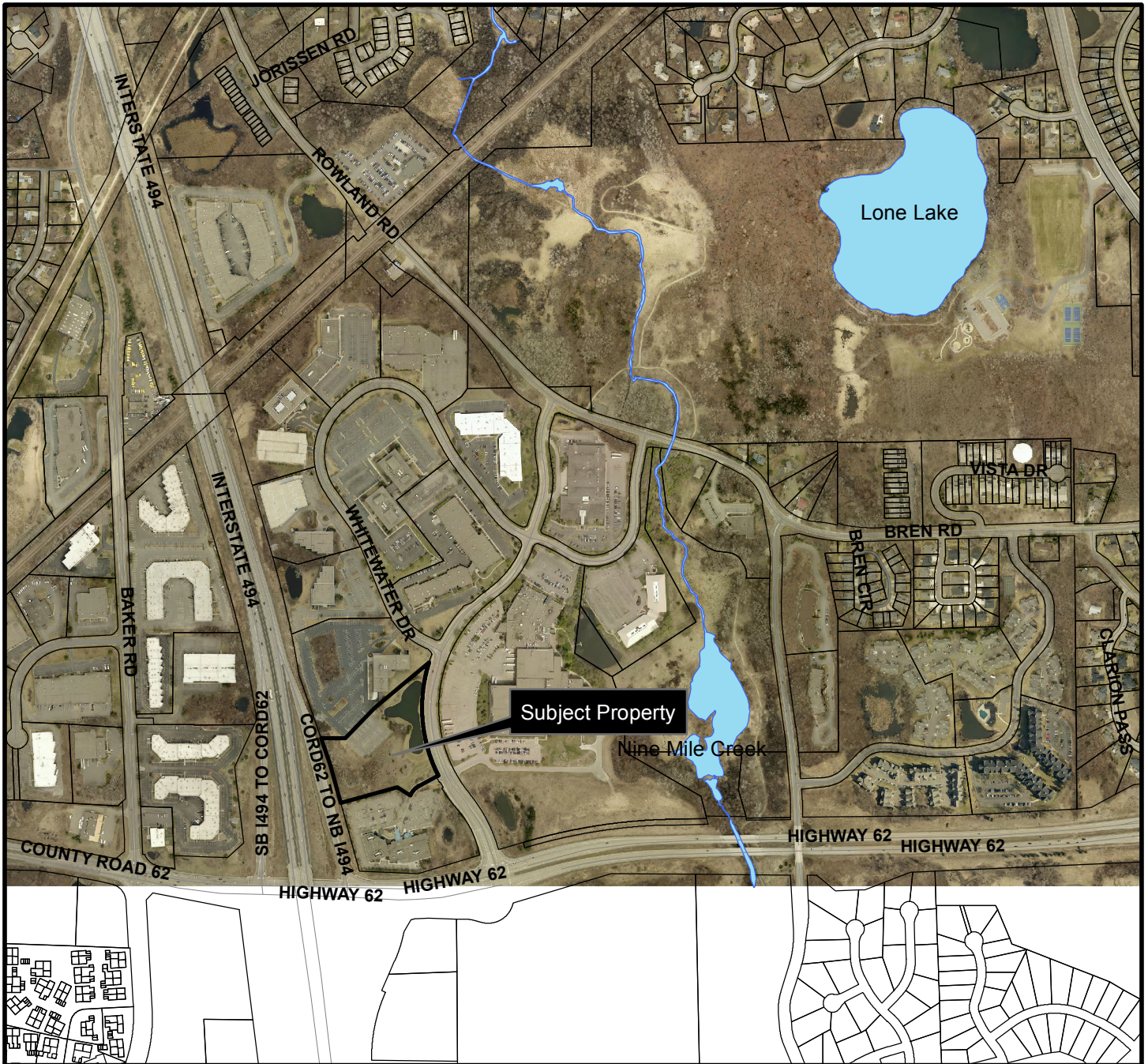
The planning commission action on the applicant's request is final subject to appeal. Approval requires the affirmative vote of five commissioners.

Appeals

Any person aggrieved by the planning commission's decision about the requested variances may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

Deadline for Decision

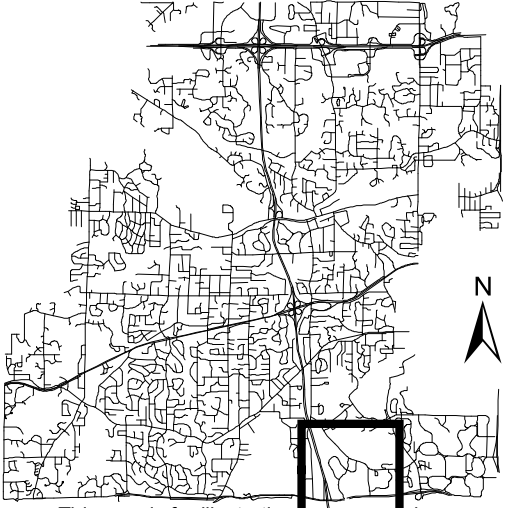
September 25, 2017



Location Map

Project: The Gardner School
 Address: 6040 Clearwater Dr
 Project No. 15033.17a

City of
minnetonka



This map is for illustrative purposes only.



30 inches

This Permit Application is for this Logo Sign - South Elevation



The Gardner School
An Academically Focused Preschool
 Ages 6 Weeks to 5 Years

MATERIALS

-  FACE BRICK
ENDICOTT - MEDIUM IRONSPOT #77
-  HARDIEPANEL SIDING
-  LIMESTONE CLADDING & TRIM
-  ALUM. STOREFONT, SUNSHADES & LOUVERS
PAINTED CHARCOAL GRAY



25 inches

THE GARDNER SCHOOL 10 inches

This Permit Application is for the Building Letters - South Elevation



The Gardner School
An Academically Focused Preschool
 Ages 6 Weeks to 5 Years

MATERIALS

-  FACE BRICK
ENDICOTT - MEDIUM IRONSPOT #77
-  HARDIEPANEL SIDING
-  LIMESTONE CLADDING & TRIM
-  ALUM. STOREFONT, SUNSHADES & LOUVERS
PAINTED CHARCOAL GRAY





16 inches \updownarrow THE GARDNER SCHOOL


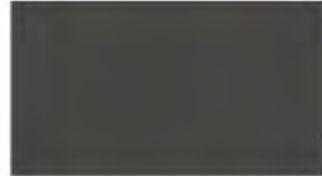
The permit application is for the Building Letters - East Elevation

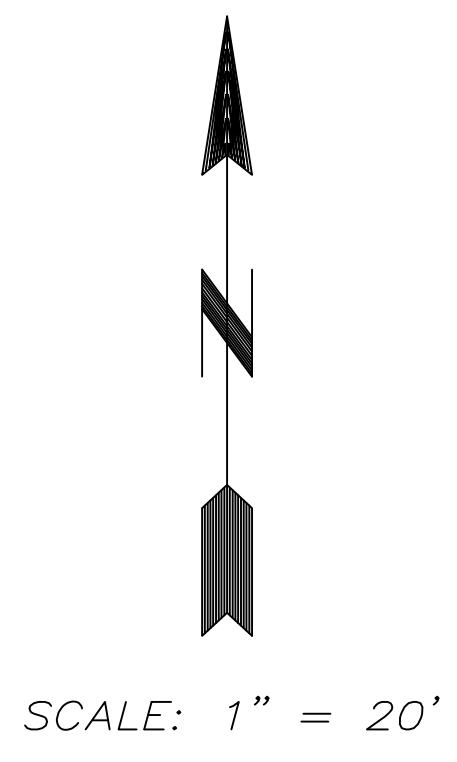
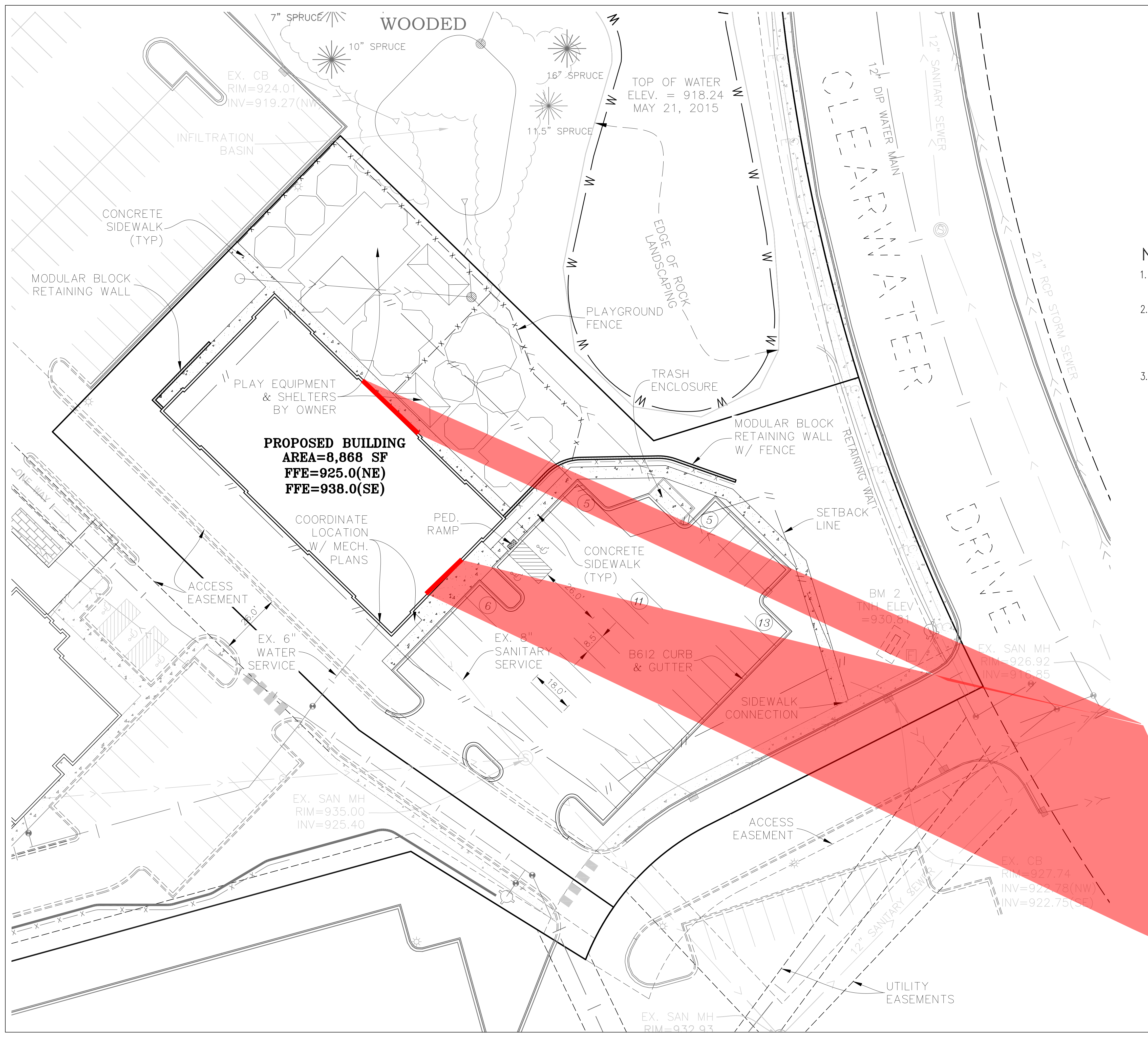


The Gardner School
An Academically Focused Preschool
Ages 6 Weeks to 5 Years

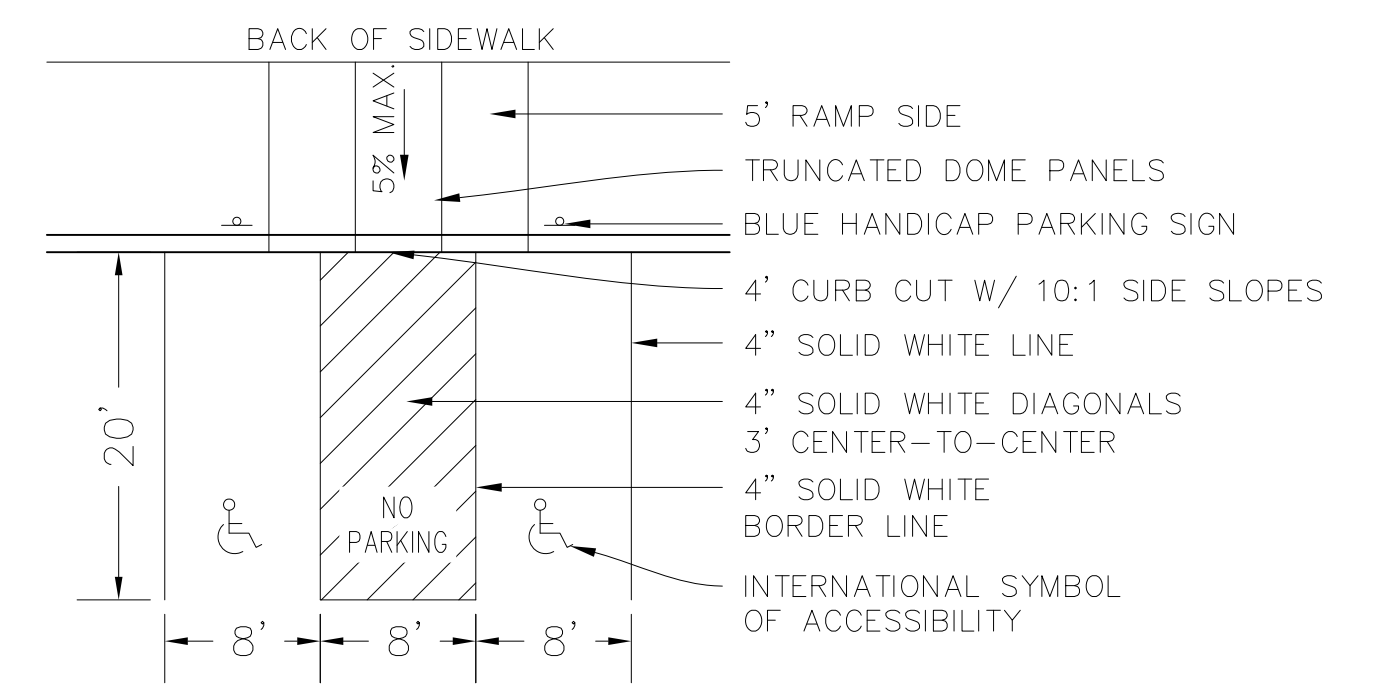
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- NOTES:**
1. BASE PLAN USED IS A SURVEY PREPARED BY DUFFY ENGINEERING & ASSOCIATES, INC.
 2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL ONLINE OR BY CALLING 811 OR 1-800-252-1166.
 3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF MINNETONKA AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.



ACCESSIBLE PARKING STALL
NO SCALE

**Northbound
Sign Viewshed
(Prior to Turn)**

**REVIEW PLAN
NOT FOR CONSTRUCTION**

STARK ENGINEERING
www.starkengineer.com
920-249-2811
Sauk Rapids, Minnesota

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Wayne C.B. Stark Date 7/22/16 Registration No. 26093

REVISIONS	DATE	DESCRIPTION
7/22/16	ADD	SIDEWALK

SITE AND UTILITY PLAN

**THE GARDNER SCHOOL
MINNETONKA, MINNESOTA**
for:
NORR, INC.

SHEET
C-1

Northbound View

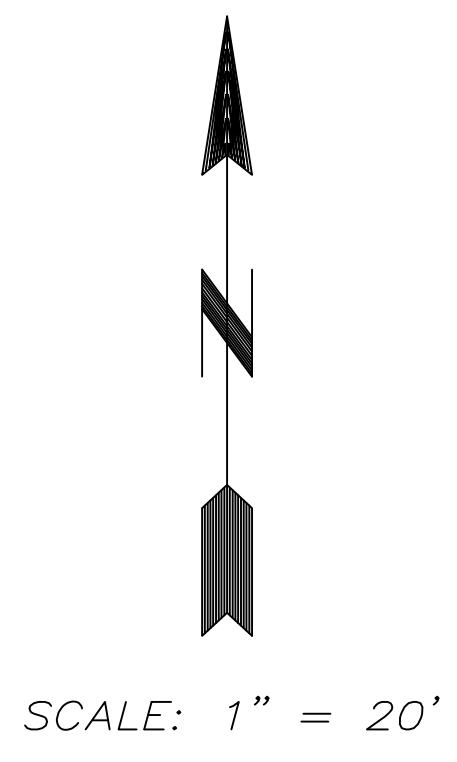
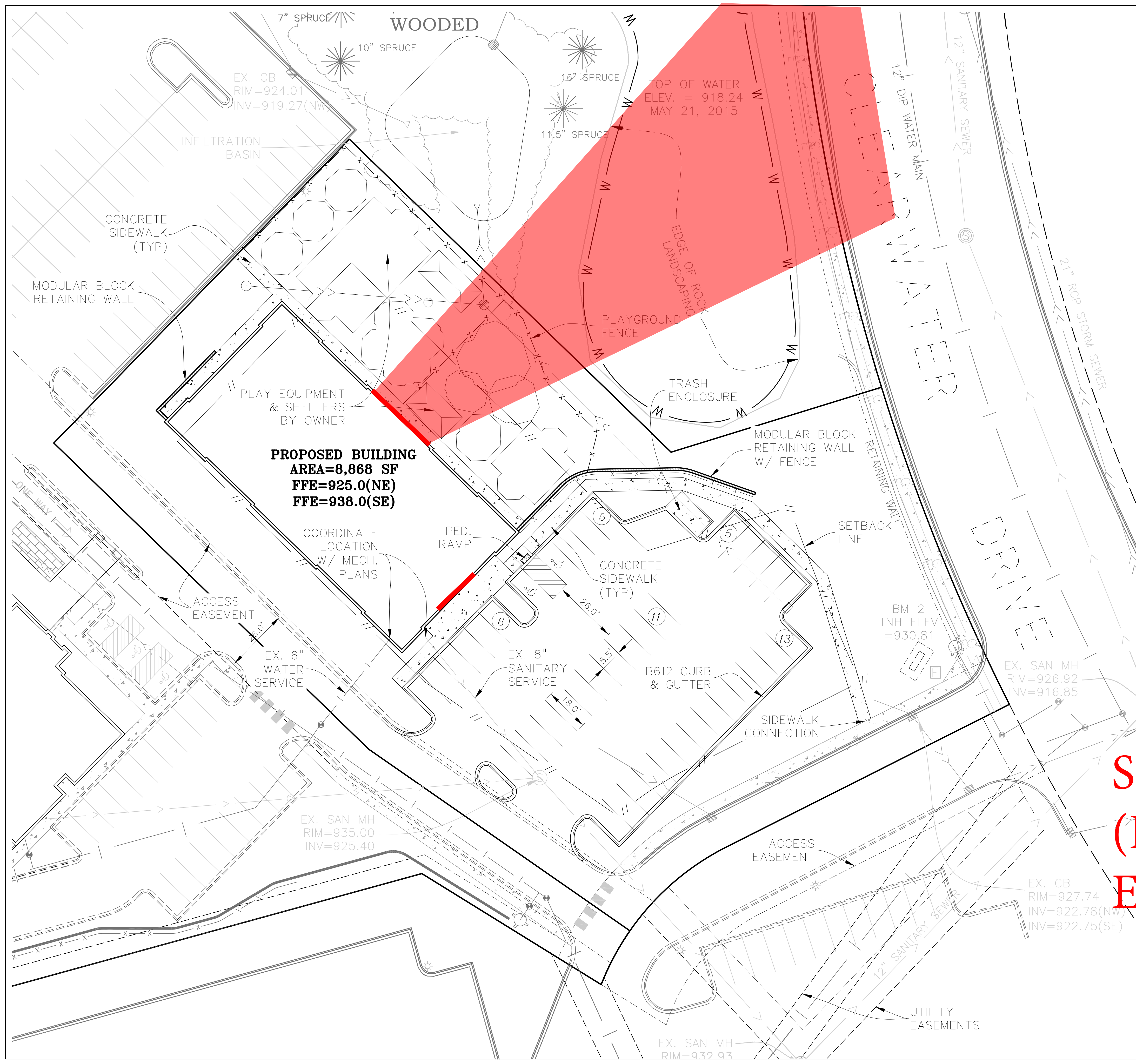


Logo

Signage
Signage

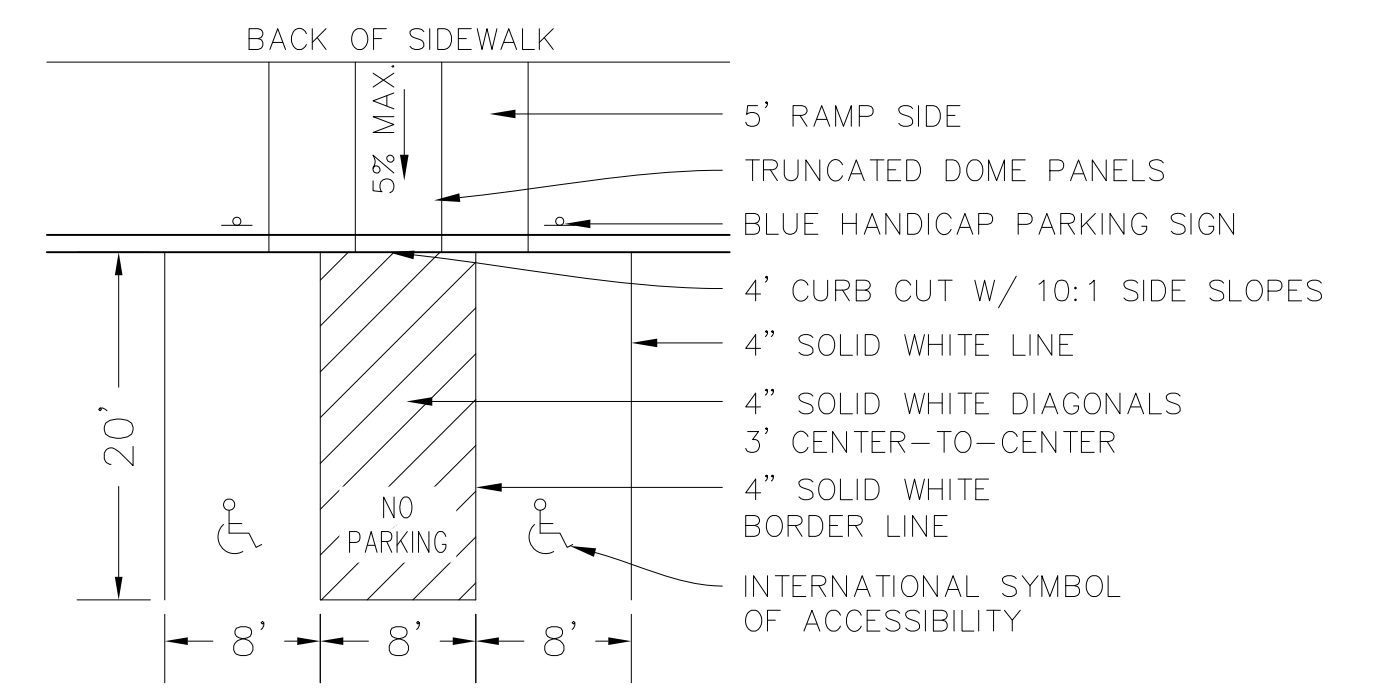
Signage

Children's
Regions and Clinics
of Massachusetts
← Day Surgery
← Diagnostic Imaging
← Developmental Rehab
Gillette
Children's
6050 & 6060
Massachusetts Drive



NOTES:

1. BASE PLAN USED IS A SURVEY PREPARED BY DUFFY ENGINEERING & ASSOCIATES, INC.
2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL ONLINE OR BY CALLING 811 OR 1-800-252-1166.
3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF MINNETONKA AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.



ACCESSIBLE PARKING STALL
NO SCALE

**Southbound Viewshed
(Prior to Passing East
Elevation)**

REVIEW PLAN
NOT FOR CONSTRUCTION

www.starkengineer.com
320-249-2811
Sauk Rapids, Minnesota

STARK ENGINEERING

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Wayne C.B. Stark Date 7/22/16 Registration No. 26093

REVISIONS	DATE	DESCRIPTION
7/22/16	ADD	SIDEWALK

SITE AND UTILITY PLAN

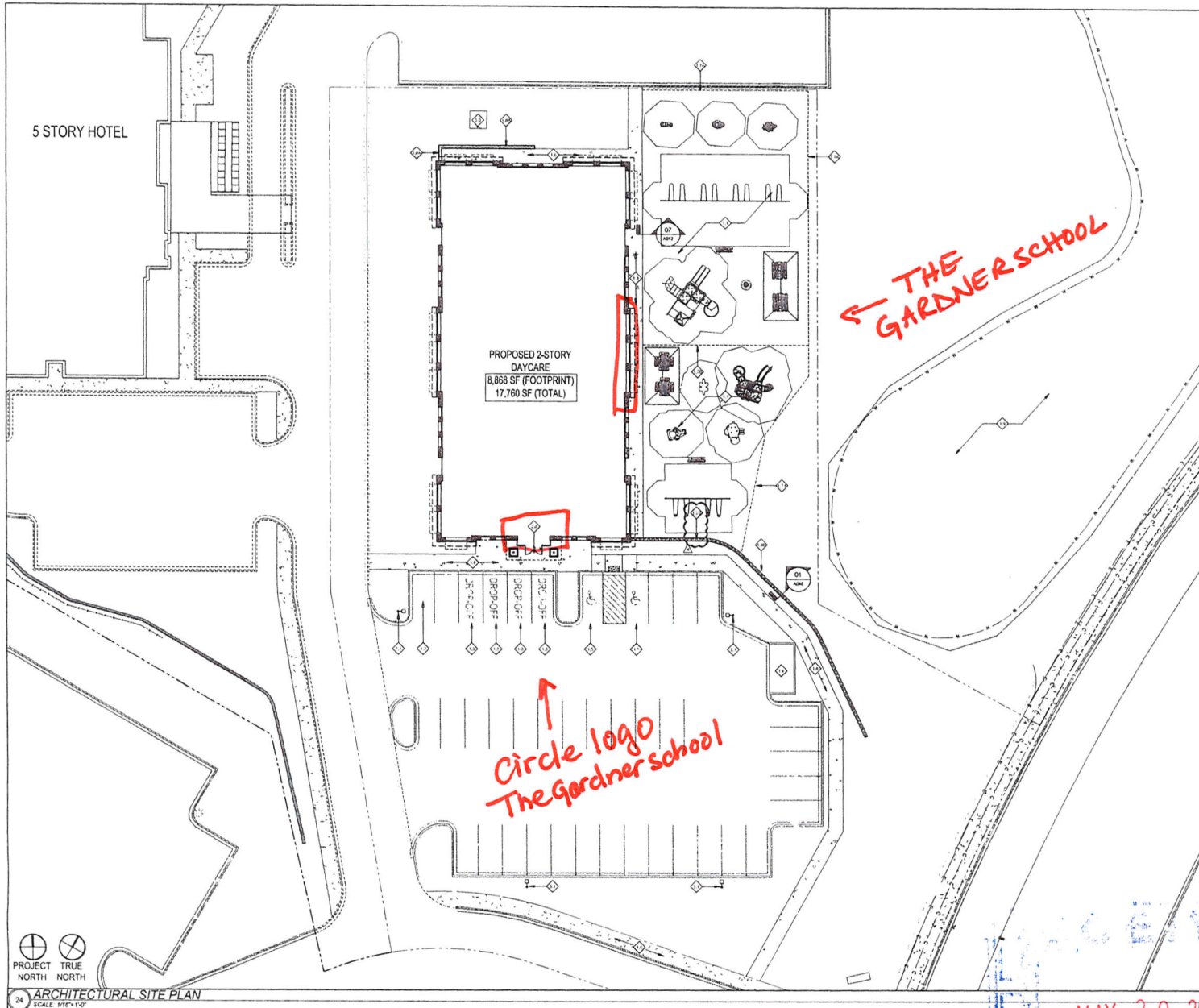
THE GARDNER SCHOOL
MINNETONKA, MINNESOTA
for:
NORR, INC.

SHEET
C-1

Southbound View



Signage



GENERAL NOTES:

1. ARCHITECTURAL SITE PLAN PROVIDED FOR REFERENCE ONLY. CIVIL SURVEY IS REQUIRED PRIOR TO CONSTRUCTION.
2. LAYOUT BASED ON EXISTING SITE CONDITIONS THAT HAVE NOT BEEN FIELD VERIFIED.

KEYED NOTES: INDICATED BY SYMBOL

- PLAYGROUND EQUIPMENT PROVIDED BY PLAYGROUND CONTRACTOR. INSTALLED BY GC. PLAYGROUND TO HAVE PROFORM-POLE RUBBER SURFACE OVER POROUS CONCRETE SUBSURFACE. SEE DETAIL 07/A012
- PARKING STALL (TYP.), SEE CIVIL DRAWINGS
- DESIGNATED DROP-OFF SPACE
- DUMPSTER ENCLOSURE
- ACCESSIBLE PARKING STALL
- NEW CONCRETE WALK, SEE CIVIL DRAWINGS
- FENCE LINE FOR 6' TALL FENCE
- FENCE LINE FOR 4' TALL FENCE
- MODULAR BLOCK RETAINING WALL
- CONCRETE RETAINING WALL; THIN BRICK VENEER ON PLAYGROUND SIDE; SEE STRUCTURAL SHEETS FOR RETAINING WALL DESIGN
- EXISTING POND, SEE CIVIL DRAWINGS
- BUILDING MAIN ENTRY AT PARKING LOT LEVEL
- LOCATION OF NEW TRANSFORMER, COORDINATE WITH CIVIL AND MEP
- PARKING LOT LIGHTING; SEE LIGHTING SCHEDULE FOR SPEC; SEE 13/A012 FOR FOUNDATION DETAIL



NORR
ARCHITECTS PLANNERS
1000 CLEARWATER DRIVE
MINNETONKA, MN 55345

VA
Engineering Consultant

DUNAWAY
STRUCTURAL ENGINEER

THE GARDNER SCHOOL
8030 CLEARWATER DRIVE
MINNETONKA, MN 55345

NO.	DATE	DESCRIPTION
1	07/12/12	ISSUED FOR PERMITS
2	07/12/12	ISSUED FOR PERMITS
3	07/12/12	ISSUED FOR PERMITS
4	07/12/12	ISSUED FOR PERMITS
5	07/12/12	ISSUED FOR PERMITS
6	07/12/12	ISSUED FOR PERMITS
7	07/12/12	ISSUED FOR PERMITS
8	07/12/12	ISSUED FOR PERMITS
9	07/12/12	ISSUED FOR PERMITS
10	07/12/12	ISSUED FOR PERMITS

SHEET TITLE
ARCHITECTURAL
SITE PLAN

SHEET NO
A010

ACCEPTED
MAY 30 2017
Submitted by Applicant

PROJECT TRUE
NORTH NORTH

24 ARCHITECTURAL SITE PLAN
SCALE: 1/8"=1'-0"

Planning Commission Resolution No. 2017-

Resolution amending the Minnetonka Corporate Center sign plan as it pertains to the building at 6040 Clearwater Drive

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The subject property is located at 6040 Clearwater Drive, within the Minnetonka Corporate Center. The property is legally described as:

Lot 2, Block 1, Buhl Minnetonka Addition, Hennepin County, Minnesota.

1.02 Signs within the Minnetonka Corporate Center are governed by a sign plan that was approved by the city council on August 6, 1984.

1.03 Joy Joiner, representing The Gardner School, is proposing to install three wall signs, one of which is a logo, on the existing building. The proposed signs, located on the building's east and south façades, would have a maximum letter height of 16-inches, sign band of 25-inches, and logo height of 30-inches.

1.04 The proposed signs require an amendment to the approved sign plan as it pertains to the 6040 Clearwater Drive.

	Number of Signs	Location	Height
Approved Sign Plan	0	-	-
Proposed	3	- East façade - South façade (2)	- 16 inch letters (East) - 10 inch stacked letters, with a 25 inch sign band (South) - 30 inch diameter logo (South)

Section 2. FINDINGS.

2.01 The proposed signs and requested amendment are reasonable for three reasons:

1. **Number and Size.** The number and size of the proposed signs is reasonable given the size and orientation of the building. The existing building is approximately 18,000 square feet in size. Based on original building plans, the east and south façades of the building are about 3,600 and 1,100 square feet in surface area. At approximately 30 square feet of total signage on each elevation, the proposed south and east elevation signs would occupy just 2.5 percent and 0.8 percent of the façades.
2. **Height.** The proposed signs are appropriately sized relative to the height of the day care building. The existing building is over 25 feet in height. The proposed 10-16 inch tall letters, 25-inch sign band, and 30-inch tall logo would fit with the architecture of the building.
3. **Location.** The proposed locations on the east and south façades would provide visibility to traffic moving north and south on Clearwater Drive.

Section 3. Planning Commission Action.

3.01 The Minnetonka Corporate Center sign plan as it pertains to 6040 Clearwater Drive is amended as described in section 1.04 of this resolution. The amendment is subject to the following conditions:

1. Sign permits are required for the wall signs.
2. Any changes to the sign plans may require an amendment to this approval.
3. The signs must be installed prior to December 31, 2018, unless the planning commission grants a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on July 6, 2017.

Brian Kirk, Chairperson

Attest:

Kathy Leervig, Deputy City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on July 6, 2017.

Kathy Leervig, Deputy City Clerk

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