

**Minnetonka Planning Commission
Minutes**

July 20, 2017

1. Call to Order

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

2. Roll Call

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

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

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

4. Approval of Minutes: July 6, 2017

Knight moved, second by Sewall, to approve the July 6, 2017 meeting minutes as submitted.

Schack, Sewall, Knight, O'Connell, Powers, and Calvert voted yes. Kirk 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 July 10, 2017:

- Adopted a resolution approving a conditional use permit for an accessory structure exceeding 1,000 square feet and 12 feet in height at 3841 Baker Road.
- Tabled action on items concerning Minnetonka Hills Apartments at 2800 and 2828 Jordan Avenue.
- Adopted a resolution denying the major amendment to the existing master development plan, parking setback variance, and an encroachment agreement for parking lot expansion for Minnetonka Executive Plaza at 10275 Wayzata Boulevard.

Gordon gave an update on the meetings related to the comprehensive guide plan review process.

There will be a joint EDAC and planning commission tour August 3, 2017 at 5 p.m.

The next planning commission meeting will be held August 10, 2017.

6. Report from Planning Commission Members

Schack and Calvert attended a neighborhood meeting for a trail proposed to be located on Plymouth Road between Hilloway Road West and Minnetonka Boulevard. The proposal would connect many existing trails. The neighborhood is very supportive. The project would make the city more pedestrian and biker friendly.

7. Public Hearings: Consent Agenda

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

Powers moved, second by Sewall, to approve the items listed on the consent agenda as recommended in the respective staff reports as follows:

- A. Front yard setback variance for a new home at 17300 County Road 101.**

Adopt the resolution approving the variance.

- B. Expansion permit for an addition to the existing home at 5017 Mayview Road.**

Adopt the resolution approving the expansion permit.

- C. Conditional use permit to allow accessory structures with an aggregate gross floor area of 1,455 square feet at 13330 North Street.**

Recommend that the city council approve the request.

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

8. Public Hearings

A. Preliminary and final plats with lot area and front yard setback variances and waiving of the McMansion Policy for Grenier Road Addition at 5717 Eden Prairie Road.

Acting Chair Calvert 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.

Sewall asked why the right-of-way easement would be increased. Gordon explained that it would bring the right of way closer to the city's fifty-foot standard.

The public hearing was opened.

Duane Schulz, owner of 5717 Eden Prairie Road, explained that the house across from Grenier Road is five feet from the paved street. His property's lot line is located in his neighbor's front yard. His property's back lot line is about three fourths of the way across Grenier Road. The current situation created the need for the change in dedication. Staff made a good point that four of the properties adjoining his property are substandard-sized lots now. There is a tree shown on the proposed lot that was damaged by a storm two weeks ago that will have to be removed or it will fall on his garage.

No testimony was submitted and the hearing was closed.

Acting Chair Calvert felt that the proposal is pretty straight forward.

Powers moved, second by Sewall, to recommend that the city council adopt the resolution approving preliminary and final plats with lot area and front yard setback variances and waiving of the McMansion Policy for Grenier Road Addition at 5717 Eden Prairie Road.

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

This item is tentatively scheduled to be reviewed by the city council at its August 14, 2017 meeting.

B. Conditional use permit and site and building plan review for a storage building at Hopkins High School at 10901 Hillside Lane West.

Acting Chair Calvert 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 appreciated the colorful drawings.

Kevin Newman, Hopkins Public Schools Buildings and Grounds staff, applicant, appreciated Ingvalson explaining the situation. He stated that the school would be installing the second largest turf field in Minnesota. It would allow use of the field during more months of the year. The storage building would allow cleanup of an outdoor storage area. He was excited to move forward with the project. There may be improvements done to the older storage buildings, but the proposal should provide adequate storage. The current pending referendum includes a proposal for a new plaza in the southeast corner with new concessions area, ticket sale booth, and bathrooms.

The public hearing was opened.

Steve Thompson, 2204 Hillside Circle, stated that he was concerned that there are already five buildings surrounding the baseball field. He would like some of them removed and consolidated. He was concerned with noise, lights, and the visual aesthetics. He has a good relationship with the school staff. He would like approval of a comprehensive plan to combine the small shacks put up over the years. The wind blows around the screening of the tennis courts.

Mr. Thompson stated that he received a notification for this proposal, but not for a different proposal. Ingvalson looked up the mailing list and found Steve and Mary Thompson's name and address on the list of those who were sent a notice for the public hearing for that proposal. Ingvalson explained what lighting would be used for the other project. There would be no lighting added for the current proposal.

No testimony was submitted and the hearing was closed.

Mr. Newman explained which poles are used for telecommunications equipment and rope courses. He explained how the lighting would be improved for the neighbors. The older buildings belong to the football and baseball associations to house their equipment. The proposed building is the first step in improving the area. A new comprehensive plan will be developed for the high school site.

Acting Chair Calvert thought the proposal would be a step in the right direction to clean up the site.

Schack moved, second by Knight, to recommend that the city council adopt the resolution approving a conditional use permit and final site and building plans for a storage building at Hopkins High School at 10901 Hillside Lane West.

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

This item is tentatively scheduled to be reviewed by the city council at its August 14, 2017 meeting.

C. Conditional use permit for a restaurant with outdoor seating area at Ridgedale Corner Shoppes at 1801 and 1805 Plymouth Road.

Acting Chair Calvert 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.

Steve Johnson, applicant, explained that parking for the site has always been tight. The proposal was approved knowing that parking would be tight and that there would be a restaurant use on the east end. The Starbucks leasing the space is willing to go ahead without additional parking. He was comfortable with adding the parks which would enhance the project even more. Firestone refused to consider negotiation of shared parking spaces. Joan Suko, the mall manager for General Growth Properties, has agreed to provide 20 spaces for construction and contractor parking. The proposal seems to be the most logical solution to the traffic study. TCF staff agreed that the proposal would not impact its drive-through windows. The Starbucks would be a café and not have a drive-through window.

Mr. Johnson said that the other two uses would have minimal impact on parking. Gordon said that the site would not have enough parking for the other two uses to be restaurants.

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

Powers thought that the proposal would be a good solution to the parking concerns. He appreciated the applicant providing a broad understanding of the issue.

Schack noted that Starbucks seems confident that there would be enough parking.

Sewall noted that Starbucks would have peak hours earlier than the other uses. He thought it would work. It is nice to see a small, start-up business in Minnetonka.

Acting Chair Calvert thought it would be a great location.

Powers moved, second by Sewall, to recommend that the city council adopt the resolution approving a conditional use permit for a restaurant with an outdoor seating area at Ridgedale Corner Shoppes at 1801 and 1805 Plymouth Road.

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

This item is tentatively scheduled to be reviewed by the city council at its August 14, 2017 meeting.

9. Adjournment

Sewall moved, second by Schack, to adjourn the meeting at 7:45 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary