

**Minnetonka Planning Commission
Minutes**

September 20, 2017

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon.

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

4. Approval of Minutes: September 7, 2017

Sewall moved, second by Schack, to approve the September 7, 2017 meeting minutes as submitted.

Powers, Schack, Sewall, Calvert, Knight, 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 September 11, 2017:

- Adopted a resolution approving a conditional use permit for a microdistillery at 6020 Culligan Way.
- Adopted a resolution approving a 12-month extension of the Oakhaven Acres Second Addition at 13929 Spring Lake Road.
- Adopted a resolution approving a floodplain alteration permit, horizontal floodplain setback variance from 20 feet to 7.5 feet, and waiving the McMansion policy and approving an ordinance to remove area from a floodplain overlay district at 3136 County Road 101.
- Adopted a resolution approving floodplain alteration and conditional use permits, an ordinance approving removing areas from the floodplain overlay zoning district, and a resolution approving preliminary and final plats at 11806 Cedar Lake Road.

- Adopted a resolution approving vacation of a drainage and utility easement for 1580 Oakways Lane.
- Adopted a resolution vacating drainage and utility easements at 2800 Jordan Avenue and an adjacent unaddressed parcel for Minnetonka Apartments.

The next planning commission meeting will be October 12, 2017.

6. Report from Planning Commission Members

Schack stated that she attended a 2040 Minnetonka Comprehensive Guide Plan meeting. Items discussed include zoning, land use, and forecasts for 2040. Calvert also attended and encouraged everyone to attend the public meetings. Chair Kirk noted that affordable housing and higher density will be important issues for the next 10 to 20 years. It is good to be engaged at this point in the discussion.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Conditional use permit for Mercy Hill, a religious institution at 15414 Minnetonka Industrial 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.

Chair Kirk asked if the facility would have vacant space. Gordon answered affirmatively. The site would have 23 parking stalls more than required by the minimum parking requirement.

Powers asked if the use would be used for large gatherings. Gordon referred the question to the applicant.

Drew Johnson, representing the applicant, stated that the congregation would be approximately 160 people. This group is affiliated with a larger church in Medina with a congregation of 1,200 people. Weddings and funerals would typically be performed off site. The main use would be on Sunday mornings, three nights a week, and occasionally during the day. He anticipated a vacation bible school for kids one week in the summer. This feels like the right next step. The site is a great fit for them. The current name on the outside of the building would be

replaced. He would explore sign ordinance requirements. Sandwich-board signs would be set up to direct traffic.

Powers asked if the industrial building would be suited for children. Gordon explained that the building's kitchen would be regularly inspected by the city. Mr. Johnson stated that gatherings with food are catered right now. The classroom spaces would be permanently designed for students.

Knight asked if the other tenant would occupy the space at the same time. He was concerned with noise being an issue.

Joe Smith, leasing agent for the landlord, stated that the other two tenants in the building, Check Engine Express and Opportunity Distributing, operate Monday through Friday with hours close to 9 a.m. to 5 p.m. Noise and parking would not be issues.

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

Calvert moved, second by Powers, to recommend that the city council adopt the resolution approving a conditional use permit for a religious institution at 15414 Minnetonka Industrial Road.

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

The city council is tentatively scheduled to review this item October 9, 2017.

9. Adjournment

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

By: _____
Lois T. Mason
Planning Secretary