

**Minnetonka Planning Commission
Minutes**

Jan. 4, 2018

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon and Assistant City Planner Susan Thomas.

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

4. Approval of Minutes: Dec. 14, 2017

Calvert moved, second by Sewall, to approve the Dec. 14, 2017 meeting minutes as submitted.

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

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of Dec. 18, 2017:

- Adopted a resolution approving the preliminary and final plats for the two-lot subdivision of Williston Acres.
- Reviewed the Dominion concept plan.
- Adopted a resolution approving a conditional use permit for an eight-resident facility for Counter Point.

There will be a comprehensive guide plan steering committee meeting on Jan. 17, 2018 at the Minnehaha Creek Watershed District offices. The topic will be climate resistance.

There will be a meeting with the city council and commissions in February to discuss the comprehensive guide plan.

The Jan. 18, 2018 planning commission meeting has been cancelled. The next meeting will be Feb. 1, 2018.

6. Report from Planning Commission Members

Chair Kirk thanked Calvert for her service on the planning commission. She will be joining the city council. Calvert said that it was an honor and privilege to work with such professional city staff and commissioners who love the city.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Minor amendment to an existing master development plan for a car wash addition at 13700 – 13712 Wayzata Boulevard.

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.

Lynn Robson, representing Morrie's Automotive Group, applicant, thanked Thomas and Gordon for their feedback on the plan. She was available for questions. Thomas did a great job introducing the proposal. Morrie's went through a buy-sell and the proposal would allow the site to meet the mandates required by the buy-sell. The carwash would meet setback requirements. Pete Swenson, general manager of Morrie's Minnetonka Mazda, was also available for questions.

Powers asked if a second carwash is needed. Ms. Robson explained that the site has carwash capacity issues. A neighborhood meeting was held. Ninety-three neighbors were notified, one neighbor attended the meeting, and that neighbor did not express concerns about the proposed carwash. The new carwash would not operate its fans with the door open.

Knight asked how vehicles would enter the carwash. Ms. Robson said that vehicles would drive in forward and pull back out. Morrie's employees operate all of the vehicles that use the car wash and are accustomed to the traffic pattern.

Calvert asked if anything could be done to address a neighbor's concern regarding a lack of a natural buffer between the site and residential neighbors. Ms. Robson provided a landscape plan that showed that the area would be significantly landscaped to address that concern.

O'Connell asked what time of day the trash is emptied. Mr. Swenson said that parts are delivered between 4 a.m. and 5 a.m. The trash is removed between 10 a.m. and noon. Thomas stated that city staff will be working with Morrie's personnel to remedy the violation of the noise ordinance. Staff previously worked with Morrie's personnel to alleviate transport vehicles blocking traffic and that issue has been resolved.

The public hearing was opened.

Derek Thomson, 901 Horn Drive, stated that noise is a concern. He can hear the current carwash. The noise from the carwash is not obnoxious, but he would welcome any consideration to mitigate noise. He has not had issues with noise from the trash being picked up. He noted the pond and asked that watershed issues be considered.

No additional testimony was submitted and the hearing was closed.

O'Connell confirmed with Thomas that the landscape plan is part of the conditions of approval.

In response to Sewall's question, Thomas explained that the plans include an underground water treatment facility.

Powers asked if Morrie's employees set off car alarms to locate vehicles. Mr. Swenson said that is rarely done. It is not a daily occurrence. New vehicles have a chirp rather than a horn honking for the alarm.

Ms. Robson said that the applicant would work with city staff to come up with the best landscape plan.

O'Connell moved, second by Schack, to adopt the resolution approving a minor amendment to an existing master development plan for a car wash addition at 13700–13712 Wayzata Boulevard.

O'Connell, Powers, Schack, Sewall, Calvert, Knight, and Kirk voted yes. 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.

9. Adjournment

Calvert moved, second by Powers, to adjourn the meeting at 7:15 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary