

**Minnetonka Planning Commission  
Minutes**

**March 1, 2018**

**1. Call to Order**

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

**2. Roll Call**

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

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, Senior Planner Ashley Cauley, and Planner Drew Ingvalson.

**3. Approval of Agenda**

***Sewall moved, second by Schack, to approve the agenda as submitted with additional comments provided in the change memo dated March 1, 2018 and the removal of Item 9a, Morrie's Minnetonka Ford, at the applicant's request.***

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

**4. Approval of Minutes: Feb. 15, 2018**

***Powers moved, second by Schack, to approve the Feb. 15, 2018 meeting minutes as submitted.***

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

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting of February 26, 2018:

- Adopted a resolution approving previous preliminary and final plats approval of Tony's Addition at 9597 Sandra Lane.
- Adopted a resolution approving preliminary and final plats for Simpson Park Addition at 15617 Lake Street Extension.
- Adopted a resolution approving a floodplain alteration permit, conditional use permit and setback variance for construction of a new house at 3533 and 3535 Orchard Lane.
- Adopted a resolution approving a conditional use permit with variances and an expansion permit for outdoor seating at The Copper Cow restaurant on 5445 Eden Prairie Road.

- Adopted a resolution approving items for iFly at 12415 Wayzata Boulevard.
- Adopted a resolution approving amendments to the design criteria for the Ridgedale restaurant properties at 12415 Wayzata Blvd.

Gordon reported that the 14 outreach events to discuss the comprehensive guide plan with residents have been completed. The next steering committee meeting will be March 21, 2018 which will discuss parks, trails and open space.

The next planning commission meeting will also be March 15, 2018.

Gordon welcomed new planning commissioner Alex Hanson.

**6. Report from Planning Commission Members**

Powers attended a meeting that discussed creating a park in the Ridgedale Shopping Center area. He said that the meeting went well and it laid the groundwork for parks moving forward in Minnetonka.

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

**8. Public Hearings**

**A. Interim use permit for Garden City, a seasonal flower market, at 11400 Hwy. 7.**

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.

Camilo Reyes Ogando, applicant, stated that Cauley did a good job explaining the proposal. He was available to answer questions.

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

***Hanson moved, second by Powers, to recommend that the city council adopt the resolution approving an interim use permit for Garden City at 11400 Highway 7.***

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

This item is tentatively scheduled to be reviewed by the city council at its meeting on March 19, 2018.

**B. A conditional use permit with a parking variance for Eden Prairie Islamic Community Center at 5640 Smetana Dr.**

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.

Mohamed Ibrahim, board member of the Eden Prairie Islamic Community Center, applicant, stated that things are going well and the use is expanding into the second building. There have been no parking issues. The parking lot has never been full.

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

Chair Kirk asked staff to comment on a letter received from a resident. Cauley stated that the city's nuisance ordinance does not address light from headlights. Planning staff will visit the site and measure the light that the building emits to see if exceeds ordinance limits. Cauley spoke with the resident who wrote the letter and they discussed how after Xcel Energy upgraded street lights with LED bulbs, the intensity of those lights increased.

***Schack moved, second by Powers, to recommend that the city council approve the attached conditional use permit approving a banquet facility with a parking variance and the attached resolution amending and replacing Resolution 2016-054 for a conditional use permit with a parking variance for Eden Prairie Islamic Community Center at 5620 Smetana Drive.***

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

This item is tentatively scheduled to be reviewed by the city council at its meeting on March 19, 2018.

**C. Conditional use permit, with variances, for a fast-food restaurant at 17603 Minnetonka Blvd.**

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.

Schack asked how much tenant turnover has occurred since the parking study was completed in 2005. Ingvalson answered that it is difficult to track tenants. The building is the same size now as it was in 2005. Thomas provided that the primary change is the addition of Anytime Fitness. The remainder of the tenants are, generally, the same.

Chair Kirk asked for the difference in parking requirements between a dry cleaner and a fast-food restaurant. Thomas explained that a dry cleaner is considered a service use, so that has a requirement of one parking stall per every 250 square feet. A fast-food restaurant is required to have one parking stall for every 60 square feet.

O'Connell asked if there is a shared parking agreement currently in place. Ingvalson answered affirmatively. There is a parking agreement between the proposed site and the property to the south, the Caribou Building.

Bryant and Rachel Amundson, applicants, introduced themselves. Mr. Amundson stated that the report is accurate. The restaurant would be healthy, fast and casual. They would serve smoothies and healthy bowls. The parking lot has had no less than 40 percent of availability during peak times. Ms. Amundson agreed that the parking lot is a strange shape which makes navigating it sometimes difficult, but there is enough parking.

Schack asked if customers would typically stay and eat or take it to go. Ms. Amundson said that there would be tables, but the existing uses on the west coast have a lot of patrons take it to go.

O'Connell asked if the sign would be unique. Ms. Amundson said that they are working with the building owner to establish a uniform, updated look.

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

Powers asked if any complaints had been received for the shopping area. Ingvalson answered in the negative.

Chair Kirk confirmed with Ingvalson that the fence and cigar store provide a buffer to the residential area.

Sewall stated that the proposal is a different type of fast food restaurant. It would have no drive through and no speaker system. There would be adequate total parking, but navigating the parking lot to reach the site may be difficult. He supports staff's recommendation.

Chair Kirk noted that employees could be requested to park further from the entrances to the businesses.

Schack said that the hours and type of use would be more low-key than other potential options. She encouraged the applicant to have a sign to remind customers that more parking is available in the back.

Chair Kirk was excited to see a healthy option for the spot.

Hanson asked if the business could have reserved parking spaces for its patrons. Mr. Amundson stated that he has not yet explored that option. He said that would be a possibility.

Powers stated that the proposal would increase the vitality of the area dramatically. He liked the presentation and the quality of the product.

***O'Connell moved, second by Powers, to recommend that the city council adopt the resolution approving a conditional use permit with variances for a fast-food restaurant at 17603 Minnetonka Blvd.***

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

This item is tentatively scheduled to be reviewed by the city council at its meeting on March 19, 2018.

**D. Ordinance repealing and replacing City Code 300.34 Telecommunication Facilities.**

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

Thomas reported. She recommended adoption of the ordinance.

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

***Sewall moved, second by Schack, to recommend that the city council adopt the ordinance repealing and replacing City Code 300.34 Telecommunication Facilities.***

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

This item is tentatively scheduled to be reviewed by the city council at its meeting on March 19, 2018.

**9. Other Business**

**A. Concept plan review for Morrie's Ford at 13400 Wayzata Blvd. and 13205 Southridge Road.**

This item was removed from the agenda at the applicant's request.

**10. Elections**

***Schack moved, second by O'Connell, to elect Kirk to serve as chair of the planning commission for 2018.***

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

***Kirk moved, second by Sewall, to elect Schack to serve as vice chair of the planning commission for 2018.***

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

**11. Planning Commission Bylaws and Policies**

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

Gordon reported.

***Schack moved, second by Powers, to adopt the planning commission bylaws and policies.***

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

**12. Adjournment**

***Powers moved, second by Sewall, to adjourn the meeting at 7:43 p.m. Motion carried unanimously.***

By: \_\_\_\_\_  
Lois T. Mason  
Planning Secretary