

**Minnetonka Planning Commission  
Minutes**

**April 26, 2018**

**1. Call to Order**

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

**2. Roll Call**

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

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Assistant City Planner Susan Thomas, and Natural Resource Manager Jo Colleran.

**3. Approval of Agenda**

***Sewall moved, second by Hanson, to approve the April 12, 2018 meeting agenda as submitted with modifications for 8A and additional comments for 8B provided in the change memo dated April 26, 2018.***

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

**4. Approval of Minutes: April 12, 2018**

***Schack moved, second by Sewall, to approve the April 12, 2018 meeting minutes as submitted.***

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

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting of April 16, 2018:

- Adopted a resolution amending an interim use permit for a seasonal flower market at 11400 Highway 7.
- Introduced ordinance modifications related to Ridgedale Active Apartments and Solbekken Villas.

The annual boards and commissions dinner will be held May 16, 2018 at 5:30 p.m. at the community center.

The next planning commission meeting is scheduled to be held May 10, 2018.

6. **Report from Planning Commission Members:** None
7. **Public Hearings: Consent Agenda:** None
8. **Public Hearings**
  - A. **Conditional use permit for a graduate school within the industrial district at 10225 Yellow Circle Drive.**

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 if there are any schools currently in Opus. Ingvalson answered affirmatively. Eagle Ridge Academy, International Spanish Language Academy, Bren Road School, and Lions Gate Academy.

Jeffrey Allen, president of Adler Graduate School, applicant, stated that the school provides classes to earn graduate counseling degrees.

Sewall asked if patients would be seen at the site. Mr. Allen answered in the negative. Mr. Allen looked forward to the school being part of the community.

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

Sewall thought the proposal would help alleviate traffic since the peak hours would be different than the surrounding uses and vehicles would be traveling in the opposite direction of most other vehicles. He supports staff's recommendation.

Hanson agreed.

Schack liked the idea that the proposal would provide diversification of the uses in the area, so it would not be so quiet at night. It would feel more neighborly. She supports staff's recommendation.

***Sewall moved, second by Schack, to recommend that the city council adopt the resolution approving a conditional use permit for Adler Graduate School at 10225 Yellow Circle Drive with modifications provided in the change memo dated April 26, 2018.***

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

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**B. Conditional use permit for a religious institution at 2333 and 2339 Hopkins Crossroad and 11170 Mill Run.**

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

Chair Kirk called for a break to allow time to address technical issues. The meeting reconvened after a 5-minute break.

Thomas reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Schack confirmed with Thomas that the proposal does not include a school. Thomas explained that if a school, daycare, or food shelf would be added to the site, then plans must be submitted and reviewed by staff to determine if there would be adequate parking and the proposal's impact on traffic.

Sewall asked if parking is allowed on Mill Run and Fetterly Road. Thomas answered affirmatively. Thomas explained that in order to request that parking be prohibited on a street, a petition must be signed by a percentage of property owners who reside on the street and submitted to the city council for approval.

Sewall asked what could be done if safety would become an issue. Thomas stated that the city engineer would look for the source of a traffic issue and take steps to correct a problem. Every conditional use permit allows the city council to add or revise conditions to address future, unforeseen problems.

Schack asked if staff would change its recommendation if Hennepin County would deny a permit to widen the existing access for the driveway to be located on the county road. Thomas stated that the applicant would then decide how to proceed. Chair Kirk explained that the planning commission would review a new application if the current one would not come to fruition.

Chair Kirk asked if the residence at 2327 Hopkins Crossroad has a shared driveway with 2333 Hopkins Crossroad. Thomas answered affirmatively. A condition of approval would require the applicant to maintain a connection and grading work on the adjacent site would need be agreed upon by a private agreement between the two property owners.

Chair Kirk noted that the applicant also owns the residence at 11170 Mill Run. Thomas explained that the residence at 11170 Mill Run would also be included in the conditional use permit requirements. Chair Kirk asked if the house would be included in the FAR calculation. Thomas noted that there is no FAR standard in the code for religious institutions, but staff did provide the FAR for the proposal with and without the residence.

Sewall asked for the probability of a trail or sidewalk being added to the site. Wischnack explained that the capital improvement plan expected to be approved by the city council in June includes funds for a trail to be completed on the site in 2023.

Rabbi Mordechai Grossbaum, Chabad Center for Jewish Life, applicant, stated that:

- He appreciated the opportunity to present the project.
- Chabad has six synagogues in the area and has been located in Minnetonka 16 years. Chabad is looking for a home that is their own. The synagogue is just part of what they do.
- The property would meet all ordinance requirements.
- The neighborhood meeting provided good feedback.
- The concept plan review provided more good feedback and changes were made to match Chabad's needs and the concerns of the neighbors.
- He thanked the neighbors for their valuable input. The building would be beautiful.
- He thanked staff for guiding them through the project. It was a pleasure to work with staff.
- He introduced the project architect, Aaron Parker, and the attorney for the project, Marvin List.
- He was available for questions.

Hanson asked what changes had been made in response to the neighborhood feedback. Rabbi Grossbaum answered the height of the buildings, entrance, building appearance, materials used on the building, clear wall on the east side, parking, and trees.

Mr. Parker stated that:

- He grew up in Minnetonka and graduated from Hopkins High School.
- The site has been expanded by 50 percent.
- The Chabad Center would be moved to the north and the residence on Mill Run would be used as a parish house. The house would retain its residential character on Mill Run. The Mill Run driveway would serve exclusively the house. Vehicular access to the Chabad Center would be exclusively from Hopkins Crossroads.
- Any regrading that would take place would occur on the Chabad property and meet the grade and alignment of the drive at the property line.
- The applicant lowered the height of the building. The sloping roof was replaced with a flat roof. An enclosed courtyard was added between the Mill Run house and the Chabad Center to serve as a buffer.
- The site has already been severely disrupted. The proposed design would introduce some discipline to what is a mess right now. The previous owner operated a dune buggy business on the property.
- He provided a photo of the site in the winter with no foliage and the view would not be obtrusive.
- He pointed out the floor plan and described the materials for the building.
- The site is already relatively well buffered, but the applicant would plant 150 coniferous trees with other shrubs and trees with high leaf density to screen the facility from the neighbors.
- He provided an illustration of the color palette and materials.

- The site would be regraded to address a neighbors' concerns regarding flooding. Stormwater management would take place on the site with a storage vault below grade.
- Lighting would follow guidelines established by the Dark Sky Society. Lower height fixtures would be used to reduce light spill.
- All outdoor spaces would be enclosed and buffered.
- He had more detailed information available and was available for questions.

The public hearing was opened.

Jo Soo, 2391 Vernon Circle, stated that:

- He appreciated the opportunity to speak.
- He had deep concerns and opposed the proposal. The families in the neighborhood would be negatively impacted.
- He was concerned with safety. The concerns outweigh the benefits.
- The building would be too big. He liked the roof change, but the building would still be too big. The proposed building would not meet the character of the neighborhood because of its size. The FAR would be 21.08 percent which is larger than other religious institutions. He reviewed other religious-institution sites.
- It seemed like proof of parking was a way to get around the 70 percent impervious parking requirement.
- A school is expected to be there. Those activities should be included now.
- He reviewed the proposed plan. There would only be 51 parking stalls without proof of parking. It would not be possible for a fire truck to turn around. There would be one dangerous ingress and egress to County Road 73.
- There would be a lack of green space.
- He provided a rendering of the east side which would have a 110-foot wall 50 feet from the property line which would be a bad transition to a neighboring residence. He was concerned with light spilling onto the adjacent property.
- He believed there would be more activities than listed in the application.
- The proposal should be at a location with more parking and fewer traffic concerns.
- He did not agree with staff's recommendation.
- Twenty-eight trees would be cut down.
- Other religious institutions are on bigger properties and have more buffer.
- The assembly area should be included as part of the regularly used sanctuary area and included in the parking requirement calculation.
- The neighbors provided letters detailing how the conditional use permit standards would not be met. Two of the letters in support of the application should not be considered because one was written by a Chabad member and the other author is moving.
- He recommended denial of the application.

Vernon Swing, president and CEO of Swing Traffic Solutions, stated that:

- He is a licensed traffic engineer employed by residents of Mill Run. The city's traffic engineering consultant used methodology consistent with industry standards, yet the overall scope was insufficient to fully understand the impact to the safety of the area. The study was deficient by not including the intersection of Hillside Lane and Hopkins Crossroad.
- Parent teacher conferences were being conducted and school was closed when traffic counts were done April 6, 2018.
- The traffic study did not address pedestrian and bicycle safety on Hopkins Crossroad. Ten percent of service attendees would walk to the site.
- Twenty-five vehicles would turn left during the p.m. peak time. Stopped vehicles would interfere with traffic on Hopkins Crossroad and Hillside Lane.
- The stopping sight distance numbers are accurate, but the intersection site distance was not addressed. There would be insufficient sight distance at the proposed driveway location.
- He did not think the county would approve the access.

Susan Wiens, 2346 Vernon Circle, stated that:

- She did not agree with staff's recommendation.
- She was concerned with the view, traffic and pedestrian safety.
- The sanctuary and social meeting space should be included in the parking calculation. The chairs and tables could be moved to make room for more people. She thought 46 more parking stalls should be included.
- She did not want vehicles to park on Mill Run and in other neighborhoods.
- The proposal should not be approved.

Amy Taswell, 11120 Mill Run, stated that:

- She believes the application omitted relevant information.
- She was concerned with traffic, parking and pedestrian safety in the neighborhood.
- She questioned the definition of "regular use" and wanted to know how often the wall would be moved to combine the sanctuary with the social hall.
- The building could accommodate up to 400 people.
- She witnessed seven of 16 vehicles parked off site at another Chabad center during a service.
- Snowbanks obscure vision. She provided photos of vehicles parked on both sides of Mill Run. Mill Run could become a parking lot.
- She showed videos of traffic on Hopkins Crossroads.

Douglas Altman, 11128 Mill Run, stated that:

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- He and his wife live on the property adjacent to the site on the east side.
  - He and his wife have been regulars at Chabad since its inception 15 years ago. His association with the Grossbaums has been nothing but uplifting.
  - He has lived on Mill Run 25 years.
  - The site of the proposed center was previously a junk yard with a mean dog. The site continues to be an eyesore. He appreciated that the proposal would clean up the site and create an elegant building.
  - The number of Chabad members present at the public hearing is typical of a large gathering. There would be ample parking on the site. The residents on Mill Run have parties that require attendees to park vehicles on Mill Run more often than gatherings at Chabad would require additional parking.
  - The Chabad Center would be a blessing. He encouraged commissioners to recommend that the proposal be approved.

Michael Leardahl, 2390 Vernon Circle, stated that:

- The proposed building would be 145 feet from his front door.
- The site was not a junkyard.
- He disagreed with staff's recommendation.

Kristin Soo, 2391 Vernon Circle, stated that:

- The proposal would be "disharmonious" with the neighborhood.
- The neighborhood already has schools and institutions. She did not want large gatherings to be held there.
- The Hillside Lane and Hopkins Crossroads intersection is a challenge already.
- She provided pictures of Hopkins Crossroads at the Hillside Lane intersection. If traffic backs up behind a vehicle turning left, then there is no safe way to get around the vehicle waiting to turn. She had a picture of five vehicles waiting behind a vehicle turning left.
- She provided videos of the intersection that showed vehicles having to wait when a vehicle turned left.

Jack Fiterman, 11205 Overlook Drive, stated that:

- His house is directly across the street from the site. He agreed that there is always a lot of traffic on Hopkins Crossroads.
- He is not a member of Chabad, but he does go to services on occasion.
- On an average day, there would be no more than seven or eight vehicles at the current Chabad location. On a Saturday, there would be no more than 15 to 20 vehicles in the parking lot. There are only two high-holy days each year that draw a large crowd.

- There are no more stand-up members of society than the Grossbaums and attendees of the Chabad. It would be an honor to have the Chabad in his neighborhood.

Jim Moscovitz, 11120 Mill Run, stated that:

- He questioned the need for a building with 15,000 square feet and such a big mass.
- He concurred with the neighbors.

Michael Farber, 11025 Joy Lane, stated that:

- He has been affiliated with Chabad for 18 years. He has lived in the neighborhood for six years. He is looking forward to cutting his walk in half.
- He is looking forward to having a permanent space and having enough room.
- The proposal will increase the property values in the area.
- He appreciated the opportunity to speak.

Carl Smith, 11201 Fetterly Road West, stated that:

- He was concerned with safety on County Road 73 and cul de sacs on Fetterly Road. Forty-seven households exit Fetterly Road to get to County Road 73. He and some of the Mill Run residents have developed hand signals to communicate which driver should proceed first. The number of turns into the proposed site and decision making by the drivers would cause a safety concern. He did not know how that could be mitigated. He concurred with the other comments including the concern with the lack of pedestrian infrastructure.
- He did not see the proposal as a harmonious addition to the area. He encouraged further study before making a decision.

Jim Bechthold, 11320 Fetterly Road, stated that:

- Through the years, things change. He was concerned with the traffic. There is not enough space for turns on County Road 73.
- Fetterly Road has turn lanes. When he turns left, vehicles pass on the right. The access to the site's driveway should be as far from Mill Run and Fetterly Road as possible.
- The vehicles in the drop-off area could back up onto County Road 73.
- He suggested improvements be made to the roads to decrease the traffic impact.

Barry Ross, 11295 Overlook Drive, stated that:



- The site was an absolute junk yard. He looked forward to Chabad and the design would be a wonderful addition to the neighborhood.
- The location would be perfect. The Grossbaums are wonderful people.
- Hopkins Crossroads is a busy street. He does make left-hand turns every day. The increase in traffic would be a few drops of water in an ocean. It would not change what currently happens on Hopkins Crossroads. He saw what happened when Interstate 169 was closed and he was still able to turn left when thousands of vehicles were added. The proposal would be totally insignificant to that.

Vladimir Greengauz, 15200 Willowood Drive, stated that:

- A house of worship fits in a mature, vibrant neighborhood. He thought the applicant should be welcomed.
- No more than 50 or 100 trips would be added to 14,000 trips every day.
- He requested that the project be approved.

Sam Black, 2265 Cape Cod Place, stated that:

- He concurred with the traffic concerns.
- He requested that the proposal be postponed for two weeks to create a 3-D rendering to show what the proposed building would look like in context.
- He welcomed Chabad. It is a great project, but not for the proposed site. The building would be too big and imposing.

David Segal, 2220 Cape Cod Place, stated that:

- Some developments he helped create contribute to the traffic on County Road 73. That is part of the progress of a developing neighborhood. The scope of the project and type of use would have relatively low impact. There would be large gatherings two or three times a year for a couple hours that would have minimal impact on the surrounding neighborhoods. Parking accommodations can be made for those two days of the year.
- Chabad has been in the neighborhood in the office warehouse by Holiday for a long time. There have been no complaints including parking or traffic.
- He attended a Chabad service. There were 40 people. There were 12 vehicles in the entire parking lot.
- There is enough room on County Road 73 to add a turn lane in the center. That would help deal with the stacking and traffic flow going on now.

David Carlson, 11171 Mill Run, stated that:

- He concurred with the concerns regarding traffic.

- He hoped Chabad would find a home, but he did not think this site would be the appropriate location due to the traffic.

Marvin Liszt, attorney representing the applicant, stated that:

- A religious institution is allowed in a residential neighborhood with a conditional use permit. Staff are unbiased and recommend approval of the application with a set of conditions everyone is familiar with.
- One of the best traffic study consulting firms in the state, unbiased with the situation, did not find an issue with the proposal that was unsolvable.
- On the other hand, neighbors would prefer not to have an institution in their neighborhood. The neighbors have used hyperbole, exaggerated numbers way beyond what goes on, and refer to a huge traffic problem that the traffic- study professionals determined would not exist.
- There is no reason to delay taking action on the application.

Jeff Paletz, 2001 Runnymede Court, stated that:

- The potential traffic created by Chabad would be insignificant compared to the existing level of traffic.

No additional testimony was submitted and the hearing was closed.

Rabbi Grossbaum stated that:

- The size of the building is needed to provide room for classroom activities, office duties, worship services, and social hall gatherings to take place at the same time. The layout of the building would be phenomenal.
- There are two major holidays a year with services starting at 10 a.m.
- The numbers provided in the application are absolutely accurate.

In response to Schack's question regarding lighting, Gordon explained that Dark Skies standards refers to lighting that points downward and is located only in necessary areas. It is a residential standard approach to lighting. Thomas explained that the city's ordinance restricts the number of illuminated foot candles that can extend to a residential property line. Staff have the equipment to measure illumination at the property line and enforce lighting ordinance requirements. That is a standard that applies to every property in the city.

In response to Schack's question, Collieran explained that the landscape ordinance requires islands with trees in a parking lot when there are more than 150 parking stalls. The proposal would have 43 parking stalls. The ordinance also requires one tree for every 15 stalls, but the trees could be planted around the perimeter. The final landscape plan has not been finalized or approved yet.

In response to Sewall's question, Thomas explained that a county driveway permit would have to be obtained from the county to widen the access to a county road. If the county would deny the permit, then the applicant would have to decide how to proceed.

Chair Kirk clarified that the commission may table or recommend denial or approval of the proposed project to the city council as provided in the application.

In response to the concerns Chair Kirk listed from the public hearing, Thomas explained that the fire marshal reviews every application. Staff would not recommend approval of an application that the fire marshal did not approve.

Colleran explained the tree protection ordinance. The site does not contain a remnant woodland ecosystem. The site has 36 high-priority trees. The proposal would remove 14 high-priority trees. Of 45 significant trees, 40 would be removed.

Thomas explained how the code would require 40 parking stalls. The proposal would have 51 parking stalls. An office building of the same size would be required to have 60 parking stalls. The city has approved many conditional use permits for religious institutions that calculated the minimum amount of parking based on the main, sanctuary space. These institutions also had additional assembly areas.

In response to Hanson's request, Thomas reviewed the traffic study.

Matt Pacyna, traffic engineer with SRF Consulting Group, stated that:

- The amount of traffic that would be generated by the proposal would be small in comparison to the existing traffic on Hopkins Crossroad. The delay may be increased by one or two seconds for drivers on Mill Run or Fetterly Road West to turn onto Hopkins Crossroads.
- He estimated the capacity of Hopkins Crossroads to be about 17,000 vehicle trips. The current number is approximately 14,500.

Schack noted that institutions face a conundrum because the code requires one to be accessed by an arterial road, drivers feel that arterial roads are already at capacity, and sites are limited in the community. So, change is needed. She appreciated the traffic concerns. Based on the code and conditional use permit standards, she agreed with staff that the scale of the building, while it would be big, has been made to be as harmonious with the community as possible. Buying the third lot was a response to the concern that the site was too small. Religious facilities make good neighbors. They are quiet, do not have massive parties, and visitors go home by 10 p.m. She understood the traffic concerns, but the traffic impact would be less than one percent. To evolve as a community, change is necessary. She walked to the site and witnessed times when vehicles were stacked. She supports staff's recommendation.

Hanson agreed that the proposal meets the requirements made by the commission and city. Looking at the math without emotion made an impact on him. He confirmed with staff that an increase in the use of the site would have to be reviewed by the commission and approved by the city council.

Sewall has learned that a resident's view is not a protected right. He felt for the adjacent neighbors who would have a different view. He previously preferred to have access on Hopkins Crossroads instead of Mill Run, but he would now rather have the entrance on Mill Run since there are already turn lanes on Mill Run. He gave kudos to the applicant for the design changes. The building is much more attractive now. It is still very large. He is torn because he would like the access on Mill Run.

Chair Kirk believed the proposal would not be harmonious with the character of the neighborhood. The houses on adjoining properties are close to their property lines. The proposal meets all of the rules including setbacks and building height. He was concerned with the site having enough parking because the surrounding streets would not accommodate many parked vehicles. Hopkins Crossroads is not a safe road. Vehicles pass vehicles turning left on the right shoulder. The ordinance states that the collector road is the right place for the access. He would like to see turn lanes added to Hopkins Crossroads. He was on the fence. He will support staff's recommendation, but hopes something will be done to make Hopkins Crossroads safer in that area.

***Schack moved, second by Hanson, to recommend that the city council adopt the resolution approving a conditional use permit for a religious institution at 2333 and 2339 Hopkins Crossroad and 1170 Mill Run.***

***Schack, Hanson, and Kirk voted yes. Sewall voted no. O'Connell, Powers, and Knight were absent. Motion carried.***

This item is scheduled to be reviewed by the city council at its meeting on May 14, 2018.

**C. Preliminary plat of Arundel Addition, a three-lot residential subdivision with variances, at 15500 Minnetonka Boulevard.**

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.

Chair Kirk asked why staff is recommending approval of this lot-behind-lot application. Ingvalson answered that the site would be able to be subdivided with a public street and cul-de-sac, but a private drive would save trees and decrease site disturbance.

Daniel Schmidt, of Sathre-Bergquist, engineer for the project, stated that Ingvalson did a good job and he was available for questions.

The public hearing was opened.

Christi Brusven, 15518 Minnetonka Boulevard, stated that she supports the private drive. It is reasonable because a public road along the fence line would make her lot a corner lot, add congestion to Minnetonka Boulevard, cause the removal of more trees, and eliminate the buffer to her property.

John Keefe, 15416 Minnetonka Boulevard, stated that he opposes the subdivision. It would eliminate wildlife, the million dollar houses would cause his property taxes to go up, and the removal of trees would decrease his privacy and cause the value of his property to go down. He was concerned with the noise construction machinery would cause. He asked where the driveway would be located. He did not want it located along his property. He was worried his house would be included in FEMA's floodplain designation if the houses would be built.

No additional testimony was submitted and the hearing was closed.

Schack confirmed that the proposed driveway would stay in the same location as the current driveway. Mr. Schmidt estimated that the driveway width would be increased from 14 feet to 20 feet.

Chair Kirk confirmed with Ingvalson that the site could accommodate a public street with a cul-de-sac. Chair Kirk noted that the property is bound to be developed at some point. Staff found this proposal to be the best option.

Schack's priority is saving the trees. She understood that change is hard. The property owner has rights and the property will be developed. The proposal is a decent plan and the best one possible.

Sewall found the private drive to be the best option. The current driveway location would stay the same and many trees would be saved. Compared to what could be done, a three-lot subdivision is fortunate. He appreciated the applicant and staff working to find the best option.

In response to Chair Kirk's question, Colleran explained that tree mitigation requirements would be determined during the building permit process. Keeping the driveway where it is would save three large oak trees.

Chair Kirk thought this would be the best plan.

***Hanson moved, second by Sewall, to recommend that the city council adopt the resolution approving the preliminary plat of Arundel Addition, a three-lot residential subdivision with variances, at 15500 Minnetonka Blvd.***

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

This item is scheduled to be reviewed by the city council at its meeting on May 14, 2018.

***Schack moved, second by Sewall, to recommend that the planning commission continue the meeting until midnight.***

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

**D. Items concerning Solbekken Villas, a residential development at 5740 and 5750 Shady Oak 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.

Ed Briesemeister, applicant, stated that the footprints of the buildings and roadways would cover 40 percent of the site. About 60 percent of the site would not be covered. The west portion would remain a wooded hillside. Fifty percent of the site would be preserved. Ten percent would have man-made landscaping. The market feedback has been very strong for horizontal townhomes.

Hanson liked the proposal. It is a great opportunity. He asked if there would be any disruption in traffic. Mr. Briesemeister stated that there would be no impact on traffic.

Schack asked if there would be an elevator. Mr. Briesemeister answered in the affirmative. It would be a very elegant design. At night, the curtain wall of glass would be lit.

In response to Chair Kirk's question, Mr. Briesemeister stated that the price point would be around \$700,000. The townhomes are all basically 2,000 square feet in size. The three detached houses would be 3,600 square feet with the basement finished.

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

Hanson appreciates the aesthetics. It would be unique. It would draw a ton of interest. He supports the proposal.

Schack thought the proposal may provide an opportunity for a Minnetonka empty nester to vacate a single-family house and move into a townhome.

Sewall agreed. It is refreshing to see medium density with a new look and concept.

Chair Kirk thought the proposal looks beautiful. He was excited to see it finished.

Thomas clarified that the east setback would be required to be 10 feet from the property line and the trail.

***Sewall moved, second by Schack, to recommend that the city council approve the following associated with the properties at 5740 and 5750 Shady Oak Road with a modification to require the east setback to be 10 feet from the property line and trail:***

- 1) *An ordinance repealing and replacing the existing PUD and master development plan.*
- 2) *A resolution approving final site and building plans.*
- 3) *A resolution approving preliminary and final plats.*

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

This item is scheduled to be reviewed by the city council at its meeting on May 14, 2018.

**E. Items concerning Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.**

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 thought the parkway would be brilliant. It would clean up the traffic and provide a safer thoroughfare.

Schack asked if a precedent would be set regarding FAR and setbacks. Gordon provided comparable projects in the staff report. The FAR in the ordinance does not yet reflect the current vision for the area. The ordinance was established 30 years ago.

Chair Kirk was not concerned with the FAR, but was concerned with the setback. He questioned if adjacent properties would be limited due to the site's proposed setbacks. Gordon thought it would depend on the neighboring use.

Hanson asked if the material would be metal instead of stone. Gordon explained that the white panels would be metal. The darker features would be brick or metal panels. The grey and brown would be cement panels. The Island Apartments uses the same panels.

Mary Lucas, Trammel Crow Company, applicant, introduced herself and project architect Lucas Van Sistine of ESG Architects. She stated that they were available to answer questions. Mr. Van Sistine explained the change to the round about which opened up the building and made the park a little larger.

Sewall asked for the number of visitor parking stalls. Ms. Lucas stated that there would be 4 outside and 40 stalls inside for staff and visitors. Mr. Van Sistine stated that there would be a designated area for dogs "to go."

In response to Chair Kirk's question, Mr. Van Sistine explained the traffic pattern for moving trucks on the site.

The public hearing was opened.

Annette Bertelsen, 13513 Larkin Drive, stated that she and her neighbors support the project. She likes the amenities. The proposal is well planned out. There would be residential units within the perimeter of Ridgedale Center to provide density away from single-family houses. She is thankful for the developer being interested in helping the city meet its housing goals. She had three main concerns with the park. The park area would not provide density. The park area may be needed for parking in the future. She did not love the location of the park. She would like it closer to the mall so it could be part of the mall events. She was concerned with the money the city would spend to plan the park and purchase the land.

Dr. Mark Stetsin, 2000 Norway Pine Circle, stated that he represented a coalition of neighbors from the Norway Pine Circle, Austrian Pine, and Sherwood Forest neighborhoods. He supports the city developing high-density housing. He strongly supports the project being located north of Ridgedale Drive. He is excited about a park. It would be a great use of the land overall. The project would be far enough away so that the physical mass and density of the building would not be a problem. It is a winning project for the city. It would not change the character or integrity of the neighborhood.

No additional testimony was submitted and the hearing was closed.

Gordon provided an aerial view of Ridgedale Center on the Friday after Thanksgiving to show available parking areas. He was not too concerned with precluding potential future developments. The developer would provide land for a park in lieu of the park dedication fee of \$840,000. The 1.3 acres to be used for a park is worth \$1.1 million to \$1.5 million. The city council is allocating funds for improvements for the park. Wischnack added that the opportunities for parks are few and far between. The vision included a lot of ideas. Crane Lake has not been forgotten. This is an opportunity that the city may not be provided again for a very long time.

Chair Kirk thought amenities must be provided for the residents living in the high-density housing. The library does not have a lot of green, outdoor area. The proposal moves in the right direction.

Schack saw the proposal as the start of a community-gathering place that would benefit the neighbors and mall visitors. She agreed that the site is the correct location for density. It would be a great project.

Hanson noted that consumers are changing their shopping habits. This is a chance for the city to bring in amenities. This is forward thinking to prepare for increased shopping online. He was not concerned with parking. He supports the proposal.

Sewall likes the proposal. The city would be lucky to have a park at that location. The city does not have too many urban parks. The Ridgedale area is an appropriate location to have more dense housing. A park may be added on the southeast side of Ridgedale Center someday.



Chair Kirk agreed. He supports staff's recommendation. He appreciates the residents' input during the public hearing.

***Sewall moved, second by Schack, to recommend that the city council adopt the master development plan, site and building plan with variances, and preliminary and final plats associated with Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.***

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

**9. Adjournment**

***Sewall moved, second by Hanson, to adjourn the meeting at 11:55 p.m. Motion carried unanimously.***

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