

**Minnetonka Planning Commission
Minutes**

Sept. 20, 2018

1. Call to Order

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

2. Roll Call

Commissioners Knight, Powers, Sewall, Hanson, Henry, and Kirk were present.

Staff members present: Assistant City Planner Susan Thomas and Natural Resource Manager Jo Colleran.

3. Approval of Agenda

Hanson moved, second by Sewall to approve the agenda as submitted with additional comments and a modification provided in the change memo dated Sept. 20, 2018.

Knight, Powers, Sewall, Hanson, Henry, and Kirk voted yes. Motion carried.

4. Approval of Minutes: Sept. 6, 2018

Powers moved, second by Henry, to approve the Sept. 6, 2018 meeting minutes as submitted.

Knight, Powers, Sewall, Hanson, Henry, and Kirk voted yes. Motion carried.

5. Report from Staff

Thomas briefed the commission on land use applications considered by the city council at its meeting of Sept. 17, 2018:

- Adopted a resolution approving a conditional use permit and variance for a restaurant, DeISur, at 14725 Excelsior Blvd.
- Reviewed a concept plan for redevelopment of the property at 1809 Plymouth Road.
- Reviewed a concept plan for the proposal for Hennepin County Medical Examiner's Office at 14300 County Road 62.

Multiple Comprehensive Guide Plan meetings are scheduled to be held in October, November, and December. Please visit eminnetonka.com to obtain details on the meetings.

The regular Oct. 4, 2018 planning commission meeting has been cancelled. The next meeting will be Oct. 18, 2018.

6. Report from Planning Commission Members

Powers stated that he and Knight found the tour of the proposed Hennepin County Medical Examiner's Office site beneficial. Having another tour outside of work hours was suggested.

Sewall mentioned that Rock at Ridgedale will be held Sept. 22, 2018.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Items concerning Villas of Glen Lake, a five-lot residential development at 5517/5525 Eden Prairie 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.

Sewall asked how holding pond locations would be determined. Thomas explained the site's topography and drainage pattern. She explained how the city holds a financial guarantee from the developer until the project is completed according to plans approved by the city engineer.

In response to Chair Kirk's question, Thomas reviewed the proposed stormwater treatments to be used including an underground vault and infiltration basin. A stormwater maintenance agreement would be required.

Blaine Waters, of Quest Development, applicant, stated that Thomas did a great job of presenting the project. He was available for questions.

Powers asked if he considered four units. Mr. Waters stated that the applicant hoped to have six lots with R-1 zoning. Due to site restrictions, the applicant opted for five lots. The economics of the end product require the density to keep the desired price point and five lots would create a sense of community. The goal is to keep the price around \$550,000 to \$650,000. That would be a good fit for the area.

Sewall asked how snow would be handled. Mr. Waters stated that the applicant would work with staff to create an acceptable snow removal and storage plan. It is a condition of approval.

In response to Henry's question, Thomas explained that the applicant was amenable to including a sidewalk in the project, but after considering the county's requirements to construct a sidewalk, the overhead power lines, and the number of trees that would need to be removed, staff determined that it would be better to wait until a larger project

provided an opportunity to add a sidewalk along a longer stretch of Eden Prairie Road rather than the 200-foot portion this project would provide.

The public hearing was opened.

Ann Hossfeld, 14616 Glen Dale Street, stated that:

- The public storm sewer system is on her property. She provided photos of the stormwater inlets on Eden Prairie Road. Water flows into the inlet on her property. There is a pond on her property today.
- She was concerned that the proposal's hard-surface coverage would add more water running onto her property.
- She met with staff on Monday. Staff were very responsive and she appreciated Thomas talking with her and showing her the diagrams of the proposed grading. She learned that the project triggers a requirement for stormwater management. The plan includes infiltration basins and adds protection for stormwater management. There would be a place to hold water and infiltrate it on the site without the water running onto Eden Prairie Road.
- The stormwater management plan was reviewed by the city engineers and the Nine Mile Creek Watershed District staff who approved the plan. Development is not allowed to alter a water-flow pattern or increase the volume. The proposal would not increase the amount of water that would flow onto Eden Prairie Road. So the proposal would not increase her current water problems.
- She was concerned the models could be wrong; there could be many more 100-year storms; the infiltration basins could overflow; and the volume of water could cause more water to flow onto her property. She questioned what her options would be if that would happen. Staff gave her an answer, but she has not processed that information yet. She knows that the city could monitor the infiltration basin and fixes could be made to solve a problem. She accepts the explanation from the city, understands it, and hope it works.
- She referenced her letter that lists her concerns with snow management. Snow management has been addressed by a condition of approval.
- She quoted the staff report that made a suggestion to restripe a center turn lane on Eden Prairie Road. She asked if that would happen.

Kris Olson, part owner of 5509 Eden Prairie Road, stated that:

- She was concerned with a plow making a large snow pile on the north side that would melt, run down the hill and into the building. She asked that be considered when creating the snow removal plan.

No additional testimony was submitted and the hearing was closed.

Chair Kirk asked if the basin would usually be dry. Thomas answered affirmatively. Water would sit in the basin after a heavy rain, but it should be dry within 48 hours. The design would accommodate a 2-year, 10-year, and 100-year storm. There is a one-percent chance of a 100-year storm happening every year. A property owner is required to control the rate and volume traveling off of a site post-development to the same level as it was pre-development. A 100-year storm is equal to 7.2 inches of rain falling within 24 hours.

Chair Kirk asked if three houses would require stormwater management. Thomas explained that a three-house subdivision on the proposed site would also be required to have stormwater management because of the site's proximity to Glen Lake.

Thomas explained that Eden Prairie Road currently has a striped median area. It would not require an expansion of the paved area of the street to restripe it and create a turn lane. The county would acquire seven additional feet of road easement.

In response to Henry's question, Thomas explained that the pre-development stormwater runoff rate and volume are provided by the applicant's engineer. That is reviewed by the city engineer and watershed district engineer. There is also a model to show the post-development stormwater rate and volume.

Colleran explained that the watershed district rules were just updated to reflect the increase in precipitation.

Chair Kirk asked if Tree 1310 would be impacted. Colleran answered affirmatively. The tree is a Colorado blue spruce, 12 inches in diameter. Grading of the site would require the tree to be removed. It appears that the tree north of Tree 1310 would probably survive the grading, but she will confirm that before the city council meeting.

Chair Kirk was concerned with snow removal management.

Powers noted that the Olson's were concerned that people would walk on their property to reach Eden Prairie Road. Thomas stated that a property owner may choose to add a permanent barrier to prevent trespassing. Mr. Waters was sympathetic. Landscaping might be the most aesthetically pleasing deterrent. He did not foresee the future homeowners creating an issue by trespassing.

In response to Powers' question, Mr. Waters stated that he spoke to the Olsons at a neighborhood meeting at Unmapped Brewing and other meetings. In response to the Olson's request, the applicant tried to add a sidewalk to the project and the north setback was increased from 5 feet to 20 feet to preserve a number of trees. Having people walk on someone else's property is not a new or unique issue for the area. It has been happening for a long time. The applicant is willing to do what can be done with landscaping. The landscape plan would be approved by staff.

Chair Kirk was not as concerned with trespassing. There is a four-foot contour change over about 30 feet. The proposal would not be an apartment complex.

Chair Kirk was concerned with vehicles being able to turn around. Mr. Waters explained that the applicant's engineers discussed the plan with the city's engineers and the plan reflects that agreement. Thomas noted that there appears to be some room to extend the north and south sides without impacting the grading plan. The proposed drive width is 16 feet. A standard parking stall is 18 feet deep. Colleran noted that extending the driveway north would have to take into consideration the root zones of the Olson's trees.

Chair Kirk thought that the rooflines appear massive. Mr. Waters stated that the houses were included in the plan to provide an illustration of what could possibly be built. His vision did not include that architectural design. Each house would go through building permit review. There are a number of variations that could fit in each footprint.

Knight likes the rearrangement of the driveway better in this proposal than the earlier proposal.

Powers likes this proposal better than the previous one. He would prefer four lots. He likes the developer's attitude toward the neighbors and city staff. It is a very good idea and adds vitality to the Glen Lake area.

Chair Kirk clarified that he would rather see the layout of the house and driveway change than the extension of the turnarounds moved closer to the property lines. He recognized that the price points would have to increase if the number of lots would be decreased to four, so he accepts five lots.

Henry supports staff's recommendation. The proposal is well thought out. He could see an issue with the driveways of Lots 1 and 5 butting up against each other and vehicles having trouble backing if there would be a parked vehicle in the other driveway. The plan could be modified to address that issue. He was a little concerned with pedestrian access. He was glad there would be a condition to prevent storing snow on the north side.

Powers moved, second by Sewall, to recommend that the city council adopt the following pertaining to the properties at 5517 and 5525 Eden Prairie Road: an ordinance rezoning properties to R-3, low-density residential, and a resolution approving the preliminary and final plats with variances for the Villas of Glen Lake.

Knight, Powers, Sewall, Hanson, Henry, and Kirk voted yes. Motion carried.

Chair Kirk stated that the city council is tentatively scheduled to review this item on Oct. 8, 2018.

9. Adjournment

Sewall moved, second by Knight, to adjourn the meeting at 8:30 p.m. Motion carried unanimously.

By:

Lois T. Mason
Planning Secretary