



CITY OF
MINNETONKA

Planning Commission Agenda

Nov. 29, 2018 – 6:30 P.M.

City Council Chambers – Minnetonka Community Center

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes: none**
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**

None

8. Public Hearings: Non-Consent Agenda Items

A. 2040 Comprehensive Guide Plan

Recommendation: Open the public hearing and continue until Dec. 6, 2018 (4 votes)

- Recommendation to City Council (Date: Dec. 17, 2018)
- Project Planner: Loren Gordon

9. Adjournment

Notices

WELCOME TO THE MINNETONKA PLANNING COMMISSION MEETING

This outline has been prepared to help you understand the public meeting process. The review of an item usually takes the following form:

1. The chairperson of the meeting will announce the item to be reviewed and ask for the staff report on the subject.
2. Staff presents their report on the item.
3. The commission will then ask city staff questions about the proposal.
4. The chairperson will then ask if the applicant wishes to comment.
5. The chairperson will open the public hearing to give an opportunity to anyone present to comment on the proposal.
6. This is the time for the public to make comments or ask questions about the proposal. Please step up to the podium, speak clearly, first giving your name (spelling your last name) and address and then your comments.
7. At larger public hearings, the chair will encourage speakers, including the applicant, to limit their time at the podium to about 8 minutes so everyone has time to speak at least once. Neighborhood representatives will be given more time. Once everyone has spoken, the chair may allow speakers to return for additional comments.
8. After everyone in the audience wishing to speak has given his or her comments, the chairperson will close the public hearing portion of the meeting.
9. The commission will then discuss the proposal. No further public comments are allowed.
10. The commission will then make its recommendation or decision.
11. Final decisions by the planning commission may be appealed to the city council. Appeals must be written and filed with the planning department within 10 days of the planning commission meeting.

It is possible that a quorum of members of the city council may be present. However, no meeting of the city council will be convened and no action will be taken by the city council.

MINNETONKA PLANNING COMMISSION
Nov. 29, 2018

Brief Description	2040 Comprehensive Guide Plan
Recommendation	Open the public hearing and continue until December 6.

Background

The 2040 Comprehensive Guide Plan Steering Committee has been meeting over the last 18 months to develop the future vision of the city. Committee members provided diverse opinions about various chapters and topics as they were drafted. The committee also provide feedback on goals and policy statements.

The goal of the planning commission meeting is to provide any final comments to include in the draft plan prior to review and adoption by the city council. It is also to hold the formal public hearing. Staff will present highlights of each section at the planning commission meeting and then receive feedback.

Plan Sections

Below is a summary of the larger issues in each plan section.

- **Transportation** – [Click here](#)

The Transportation Plan has been drafted to address accommodating future population, household and employment growth identified in other plan sections such as land use and housing.

- **Parks and Trails** - [Click here](#)

Community input during Imagine Minnetonka and the 2040 Comprehensive Guide Plan processes continues to show strong support for parks and trail systems. These are themes for the future included in the plan:

- Growing – Where additional densities are planned, add more parks and trails;
- Adapting – Programming of spaces, amenities and activities should reflect community desires;
- Connecting – Not only do parks and trails need physical connectedness, they also need to relate to and connect with the diversity of people in the community.

- **Land Use** – [Click here](#)

There are three primary themes:

- Accommodate additional growth and redevelopment in three areas: the I-394 corridor, Opus Business Park and the Shady Oak Station area;
- Provide areas for a mix of uses to help increase vitality in commercial areas;
- Preserve existing single family detached housing in established neighborhoods.

Changes to land use guidance on specific properties is included.

- **Housing** – [Click here](#)

There are four primary areas of focus:

- Strengthening neighborhoods by improving and preserving the existing housing stock;
- Promoting new affordable and market-rate rental and for-sale housing;
- Encouraging diversity in the types, sizes, and prices of housing units available in Minnetonka; and
- Creating partnerships with other agencies to ensure the longevity of affordable housing.

The housing chapter also includes detailed statistics about the current housing stock and market conditions relating to specific types of housing. Staff met with a group of housing advocates to receive their input on policy development.

- **Water Resources** – [Click here](#)

On a somewhat related, but similar process, the city's Water Resources Management Plan has been prepared and updated. Comments from all watersheds and the Metropolitan Council have been received. Staff will incorporate those comments into the revised plan and present the final version to the city council.

- **Economic Competitiveness** – [Click here](#)

The economic competitiveness chapter is an optional plan element the city included to better understand the business and employment needs of the community. The focus areas include:

- Key Industries/Centers of Employment
- Redevelopment
- Education and workforce
- Business Development
- Economic Information, Monitoring and Strategic Incentives

Community Outreach and Feedback

Throughout the 2040 Comprehensive Guide Plan process, the city has been providing information on the city's website to keep interested parties informed of our conversations. There are 277 subscribers to the web page that receive notifications of updates made to the page. Other social media sites have been used as well.

The most recent community outreach and feedback was sought during the month of October at venues throughout the community. In addition, draft plan sections were posted on Minnetonka Matters in a "book club" format for online feedback.

Rise and Shine Coffee: Oct. 12-26

Start your day with a cup of coffee and chat with city officials about the future of Minnetonka. The first 20 people will receive a complimentary cup of coffee.

- Friday, Oct. 12 | 7:30–9:30 a.m. | Caribou Coffee | 14444 Excelsior Blvd.
- Wednesday, Oct. 24 | 7:30–9:30 a.m. | Caribou Coffee | 3434 County Road 101
- Friday, Oct. 26 | 7:30–9:30 a.m. | Dunn Bros. Coffee | 14525 Hwy 7

On-the-Go Input: Oct. 9–23

Stop by one of these events at your convenience to discuss the city and its future.

- Tuesday, Oct. 9 | 5–8 p.m. | Minnetonka City and Fire Department Open House | Minnetonka Community Center | 14600 Minnetonka Blvd.
- Monday, Oct. 15 | 4:30–6:30 p.m. | Ridgedale Center Rotunda | 12401 Wayzata Blvd.
- Tuesday, Oct. 23 | 11 a.m.–1 p.m. | Minnetonka Community Center | 14600 Minnetonka Blvd.

There were approximately two dozen people that engaged with staff during these six meetings. Morning coffees were the most popular. Attendee interest and discussion at these outreach sessions focused on the following:

- Resiliency – Would like additional focus in the plan on community resiliency especially as it relates to adapting to climate change.
- Land use – What are the areas of change, most specifically in the I-394/Ridgedale area?
- Parks and Trails – Appreciate the focus on building more miles of trails. Snow plowing operations need to adapt to trends of increasing use by year round bike commuters, recreational cyclists and pedestrians.
- Housing - Providing affordable housing is an important community issue.

“Book Club”

The following draft plan section comments were received on the 2040 Comprehensive Guide Plan “Book Club” discussion page on Minnetonka Matters. These discussion pages will remain open through Nov. 21, 2018 to allow feedback regarding the planning commission public hearing on Nov. 29, 2018. Staff will develop responses to these comments and others received for the public hearing.

Parks and Trails

Comment #1:

This is a comment on Parks-rec. I have been a resident of Minnetonka since 1977. We have completed many trails and I have walked on many with my dogs (always on a leash). Some of our trails are underutilized greatly, like the one west of 494. We should not increase trails until we evaluate underutilization and plan to increase traffic on those.

Another issue is the comment on the health club. We have invested millions of dollars in a club which competes with tax paying business and non-profits. If we want to provide residents of those services we should contract with existing facilities and negotiate lower fees and/or city \$ for resident members. This will reduce pressure on staffing and cost of facility up keep.

Finally we should not increase park size or acquire new parkland until we have used current facilities to the max. I have yet to see or hear about current park use statistics.

I forgot to add that buying more parkland will remove homes from our property tax base.

Comment #2:

Bullet 7 under Policy 3 - in addition to partnering with Three Rivers, lets identify opportunities to leverage that partnership with other partners (Hennepin County, MnDOT, Plymouth, etc) and do some REALLY fun stuff!

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p 10/13 - "multi-use trails ... that serve as transportation..."

I recognize that multi-use trails are the likely best compromise among widely varying uses, but if they are going to be formally recognized as providing transportation opportunities, perhaps the configuration can be changed from one wide path with no markings (less expensive to install, easier to maintain) to something where different modes are separated (more expensive to build & maintain)? There could also be an educational component to this, for sure, but getting 100% coverage on education seems unlikely, as does getting 100% compliance, so we're back to trying to engineer it...

Housing

Comment #1:

First reaction, 199 pages of anything other than a novel is someone trying to justify their services. The main questions that stand out: Why is Minnetonka expected to accommodate a projected 4698 new HH's? What is the appropriate maximum number of HH's in Minnetonka for Minnetonka to maintain (protect) what has made Minnetonka so desirable the last 80 years? When will we know we have reached the "tipping point" (when growth has diluted the core attributes of Minnetonka)?

Transportation

Comment #1:

Policy 1.2 Provide and improve facilities for all users, encouraging safe design and mitigating accidents, especially with pedestrians and bicyclists, who are the most vulnerable users of the transportation system. Crashes, not accidents. #WordsMatter

Comment #2:

Policy 3.3 Create ways to improve connections within Minnetonka by providing an interconnected transit system and ways for those without a car to move around Minnetonka freely and easily. Please add to the end "at all times of day, with higher frequencies during times of higher need / demand / utility."

Case in point - Metro Transit Route 614 stops near MHS (Co Rd 101 & Hwy 7) at either 0654 or 0805. School starts at 0800, so neither option works.

Route 670 is slightly better in the morning (stop at Hutchins & Porter at 0725) but the afternoon options (again, at Hutchins & Porter) stop at 1702, 1732, and 1801. Nearly 3 hours after school gets out.

Meeting with Property Owners – Change Sites

Staff hosted an open house on November 13 for all property owners with a proposed property land use plan change from the 2030 to 2040 Comprehensive Guide Plan. All 106 properties that had a potential change were notified. Four property owners appeared to discuss the potential changes. No property owners expressed major concerns regarding the changes.

Discussion by 2040 Comprehensive Plan Steering Committee

- Work on drafting more resiliency language in the various chapters to better reflect the discussions of the committee.
- More language relating to waste management in the plan (thinking about compost and the waste creating issues for consumption of energy and water).
- General discussion regarding change sites presented on the land use map. No changes were requested. Clarification on the notification was requested.
- General discussion on the draft transportation section. No changes were requested.

Staff Recommendation

There are a few final edits to be completed on the Comprehensive Guide Plan. Staff requests that the planning commission open the public hearing; receive any public input; provide feedback to staff and continue the public hearing until Dec. 6, 2018.

Originator: Loren Gordon, AICP, City Planner
Through: Julie Wischnack, AICP, Community Development Director