

**Minnetonka Planning Commission  
Minutes**

**Nov. 29, 2018**

**1. Call to Order**

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

**2. Roll Call**

Commissioners Hanson, Henry, Knight, Luke, Powers, Sewell, and Kirk were present.

Staff members present: Community Development Director Julie Wischnack and City Planner Loren Gordon.

**3. Approval of Agenda**

*Hanson moved, second by Powers, to approve the agenda as submitted with additional comments provided in the change memo dated Nov. 29, 2018.*

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

**4. Approval of Minutes: None**

**5. Report from Staff: None**

**6. Report from Planning Commission Members: None**

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

**8. Public Hearings**

**A. 2040 Comprehensive Guide Plan**

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

Gordon and Wischnack reported.

Hanson asked how Minnetonka works with adjacent cities to coordinate guidance of properties on the city's boundaries. Gordon said that the proposed comprehensive guide plan will be sent to surrounding cities, as required by law. Typically city staff have already discussed any issues prior to that point. Wischnack noted that the area-wide plans done with Eden Prairie, Hopkins, St. Louis Park, and Minneapolis focusing on the SWLRT could be better documented in the comprehensive guide plan.

The public hearing was opened.

Annette Bertelsen, 13513 Larkin Drive, stated that:

- She suggested that the wording on Page 7 be changed from, “the following village studies will guide future efforts” to “the following village studies provide guidance for future efforts.”
- The land use maps, designations, office square footage, dwelling unit numbers, density numbers, and floor area ratios in the studies should be considered illustrative because “we” have been told over and over as a community that those numbers are illustrative only. Some of the recent studies and maps have a designation stating that they are illustrative, but some of the older studies are not marked “illustrative.” There are things in the illustrative maps and numbers that do not align with the other land use maps and ordinances. The Ridgedale study has very specific land uses mapped out that are far more specific than the comprehensive guide plan land. There is a contradiction between the land use detail and the studies and the actual designations. The floor area ratio (FAR) from the Ridgedale study is higher than what is allowed by city ordinance for that area. She thought it ought to be stated in the plan which things are illustrative.
- When a study is clicked on, it takes the reader to the project page. She hoped it would take the reader to the final plan when the comprehensive guide plan is completed. It was easy to pick the wrong version of the study on the project page. The final plan and additional principles that apply to the plan should be attached to the link.
- She liked the over-arching general principles for land use that are explained and apply to all areas and village centers. She thought it was a lot clearer. She wondered about the detail that was removed from the land use section. She found the detail helpful.
- She asked if she should assume that a decision was being made to change principles in an area where details used to be provided, but were removed from the proposed plan. The I-394 corridor is no longer referenced in the comprehensive guide plan like it was in the previous one. She questioned if that ordinance no longer applies. Having the details in the comprehensive guide plan help the reader and directs readers to know what applies to the I-394 corridor.
- She noted that there is an area of park land that was located in a purple area in a previous version of the map near Ridgedale where the office designation is being proposed to change to mixed use. The current official map does accurately identify the park.

Carol Schwarzkoff, 16121 Rosemary Lane, introduced herself and three high-school students who represent the Minnetonka Climate Initiative (MCI) which is a multi-cultural, multi-denomination, and multi-generational group that work to mitigate climate change. MCI representatives meet with city leaders, faith communities, residents, and local businesses in an effort to influence decisions made by the city to follow the lead of neighboring communities to transition to renewable energy. In reviewing the 2040 comprehensive guide plan, there seems to be little language regarding renewable energy. MCI requests the city commit to reaching three goals: 100 percent renewable

electricity by 2030, net-zero greenhouse gas emissions by 2040, and MCI members being included in reaching the goals. MCI understands that the goals are lofty and would take bold leadership, but they feel confident that the staff and leadership that are in place are capable. She appreciated being allowed the opportunity to speak. MCI members would like to be a partner with the city and help it reach the goals.

Heather Holm, 15327 Lakeshore Ave., stated that:

- Hopkins has admirable goals in its comprehensive guide plan regarding renewable sources and getting city infrastructure facilities, operations, and encouraging residents and businesses to provide renewable energy.
- St. Louis Park has a climate action plan. Minnetonka could do a lot more to address climate change and highlight some of the great things already being done including a reforestation program that is an important thing being done to mitigate CO2 emissions. Minnetonka is already doing some great things. More needs to be done and that should be reflected in the 2040 comprehensive guide plan.

Jerold Gershone, 13111 April Lane, stated that:

- He was also with the Minnesota Climate Initiative.
- He thanked those present for their hard work that went into the 2040 comprehensive guide plan.
- He was happy to see that the steering committee suggested having a session on resiliency. It is imperative that the city does something bold.
- He agreed with Ms. Holm that Minnetonka should look at what some neighboring cities are doing. A lot of great work has already been done. He recommended looking at St. Louis Park and Hopkins.

Cynthia Jung, 18505 Spring Crest Drive, stated that:

- She represented the Minnetonka Housing Team (MHT) who work to maintain and provide affordable housing. Affordable housing is critical for a healthy community.
- She sent an email commissioners could review.
- She requested the city commit to tenant protections including a tenant 90-day grace period, 90-day advance notice of sale, and just cause protection.
- She requested the city commit to require by ordinance new multi-family developments to include 20 percent of the units to meet affordable housing guidelines of not higher than 50 percent AMI.
- Implementation steps should be outlined in the plan on how to reach the Metropolitan Council's goal set for Minnetonka to have 508 affordable units for income earners with equal to or less than 30 percent AMI.

Anne Hossfeld, 14616 Glendale Street, stated that:

- The 2040 comprehensive guide plan predicts that the traffic volume will increase in the future.
- She questioned how long the city anticipated expanding road capabilities.
- She questioned if less parking would be needed in the future with the introduction of the SWLRT.
- She questioned how demographics is taken into account.
- She read that younger drivers are moving away from owning a vehicle.
- Autonomous vehicles will be coming in the future.
- She questioned if citywide stormwater management is included in a comprehensive guide plan. She questioned if there is an overall channeling of stormwater traveling under impervious surfaces and being transported to reservoirs and basins rather than just storm sewers.

Wischnack stated that:

- The housing work group suggested an ordinance that would require affordable housing be included in a multi-family residential development. An ordinance amendment would require the city council to consider and take action. The comprehensive guide plan cannot adopt an ordinance and is not that detailed.
- She is working with a regional housing work group that is looking at the best methods to implement tenant protections.
- The plan does talk about having 30 percent of AMI housing affordability. It is one of the most difficult types of housing to build anywhere. She would love to hear specific ideas on how to get that done.

Chair Kirk suggested that the city council include affordable housing initiatives in future initiatives.

Powers agreed with Wischnack. Chair Kirk understood the solution would have to be comprehensive. Wischnack explained that the state just adopted income averaging standards where some residents of a building would have 80 percent AMI and some residents would have 20 percent or 30 percent AMI so the income average would be calculated across the project. Income averaging would allow the city to reach some 30 percent AMI goals. It is hard to include regulations in a 20 year plan because tools may become available that are not yet in existence.

Gordon pointed out a response included in the packet to Ms. Schwarzkoff's email. It states that a climate action plan is something that the city needs to research and discuss. Staff has been meeting with the Minnetonka Climate Initiative group for a number of months and is working on identifying steps needed to create a climate action plan. Wischnack noted that the city likes to have tangible goals and specific actions identified to reach those goals. There is a commitment to get there, but not a plan yet identified.

Hanson suggested committing to creating a plan in two to five years. Gordon said that the city could commit to do things to help get close, but it is unknown at this time if the goals are achievable.

Powers favored expressing the city's intent and trying to reach a goal even if it is not known if it could be reached.

Luke agreed with Hanson and Powers. She favored having a statement available identifying how the city will work to deal with climate change.

Chair Kirk agreed. Parts of the goals could be measureable and attainable.

Wischnack stated that she will include language in the plan and forward commissioners' comments to the city council.

Gordon stated that the wording changes made by Ms. Bertelsen could be made in the comprehensive guide plan.

Wischnack thought language could be included to explain that the village center plans are guiding documents as well as the comprehensive guide plan, but the land use plan itself is adopted as the land use plan.

Gordon and Wischnack both preferred removing the language linking the land use plan to the comprehensive guide plan and stated that floor area ratio requirements are not included in a comprehensive guide plan.

Gordon reviewed other changes made to the proposed comprehensive guide plan in response to suggestions provided from Minnetonka Matters including listing the peer agencies.

Gordon stated that it would be difficult to address future transportation projections. Professional transportation professionals have been debating the issue and probably will not reach an agreement before the end of this plan cycle. At some point, the roads may have less trips per number people than there is today. Wischnack stated that is the one place in the plan staff would not mind being wrong. It is better to overestimate the number of trips and plan for the worst-case scenario.

Gordon noted that some cities are requiring parking ramps to be built with flat floors to provide better future redevelopment opportunity.

Sewall asked how much influence the city has in shaping Interstate 494 or Highway 169. Gordon explained that the city does have a role and collaborates with the state. The improvements to the Bren Road interchange to Highway 169 was a large project for Minnetonka.

Gordon explained that the stormwater management plan is comprehensive and mandated. The water model used now accommodates more frequent storms and

rainfall. Studies are being done with homeowner associations to determine water quality of the city's lakes. Chair Kirk noted that stormwater management is installed with new development. Gordon noted that stormwater management in the 1980s regulated volume of water. Now stormwater management regulates volume and treats the quality of the water.

Ms. Bertelsen asked if commissioners were comfortable with the village center details not being included in the comprehensive guide plan. Gordon explained that the 2030 comprehensive guide plan had a real focus on village centers. The planning principles were supported by actionable plans. Those documents are still used as resources and guidance.

No additional testimony was submitted and the hearing was closed.

Wischnack and Gordon explained that the city council is scheduled to review the proposed 2040 comprehensive guide plan on Dec. 17, 2018 and comments are still welcome to be submitted to staff by Dec. 7, 2018 if possible.

Chair Kirk thanked commissioners, staff, councilmembers, and steering committee members for their work on the proposed 2040 comprehensive guide plan.

Henry stated that he supports the proposed 2040 comprehensive guide plan. There are actionable items to help the city reach its affordable housing goals and he would encourage the same be done to combat climate change.

***Henry moved, second by Hanson, to recommend that the city council approve the Minnetonka 2040 Comprehensive Guide Plan.***

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

9.

***Powers moved, second by Knight, to adjourn the meeting at 10:50 p.m. Motion carried unanimously.***

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