

**Minnetonka Planning Commission
Minutes**

March 7, 2019

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon, Senior Planner Ashley Cauley, and Natural Resources Specialist Aaron Schwartz.

3. Approval of Agenda: The agenda was approved as submitted.

4. Approval of Minutes: March 7, 2019

Powers moved, second by Knight, to approve the March 7, 2019 meeting minutes as submitted.

Knight, Powers, Sewell, and Kirk voted yes. Hanson, Henry and Luke 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 Feb. 25, 2019:

- Adopted a resolution approving a conditional use permit for an accessory apartment on Spring Lake Road.
- Introduced an ordinance amendment for items related to Highcroft Meadows.
- Discussed a concept plan for a four-story apartment building at 14525 Hwy 7.

The planning commission meeting on March 21, 2019 will begin at 7:30 p.m. A joint meeting of the city council, planning commission, and EDAC will be held at 5 p.m. on March 21, 2019 in the city council chambers to discuss the Opus area.

6. Report from Planning Commission Members

Hanson visited the Copper Cow. He found that the parking stalls provided in the parking agreement are needed and being utilized.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Resolution approving the preliminary plat of Oakland Estates.

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.

Powers asked if current stormwater standards would be applied to the project. Cauley explained that the proposal must comply with the current water resources management plan. Building permits would also be reviewed for compliance with the water resources management requirements at that time.

Perry Ryan, representing Lake West Development, applicant, stated that:

- He thanked Cauley for her report and staff for their collaboration.
- A drywell is an underground detention center. For a project on Oakland Road, instead of having infiltration stations above ground, an underground trench system was used. The trench was lined with filter fabric. All of the roof drains were directed to the underground cavity to capture the majority of hard surface runoff.
- He was comfortable that the proposal would meet water resources management requirements.
- He met with Schwartz and would be happy to meet with him again to create measures to minimize tree loss.

Knight confirmed with Cauley that the property as a whole is used to calculate tree mitigation requirements.

Sewall asked if the site has buck thorn. The vegetation appears very dense. Schwartz noted that there are multiple trees with a diameter under eight inches located on the south end of the site so it appears wooded, but each tree would not be defined as significant because of their small size. There is also quite a bit of buck thorn.

Chair Kirk confirmed with Cauley that the entire site would need to meet stormwater management requirements. He was concerned that the root zones of adjacent trees would be impacted by the drywell on Lot Four. Cauley stated that protection of the adjacent root zones could be made a condition of approval in the resolution. The exact location of the drywells may change.

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

Knight asked what would happen to the buildings encroaching on city property. Cauley stated that the buildings would have to be removed before the issuance of the first building permit. The plan includes the removal of the buildings.

Powers noted that the proposal meets all of the standards. He recognized the need to move forward. He supports staff's recommendation.

Chair Kirk noted that a site with 2.4 acres in Minnetonka is highly valued. It makes sense to subdivide the property.

Sewall noted that the proposal would meet ordinance requirements including saving two thirds of the trees on the site. He supports staff's recommendation.

Knight moved, second by Powers, to recommend that the city council adopt the attached resolution approving the preliminary plat of Oakland Estates.

Knight, Powers, Sewell, and Kirk voted yes. Hanson, Henry and Luke were absent. Motion carried.

B. Ordinances amending various sections of the city code.

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.

Sewall thanked Cauley for providing the side-by-side graphics. He found that helpful.

Knight asked if a garage could be built in front of a house if the front yard would be at least 200 feet deep. Cauley answered affirmatively.

Knight asked for the difference between a shed and a detached garage. Gordon stated that a garage must house a vehicle.

Chair Kirk confirmed with Cauley that the retaining wall ordinance amendment would reference the building code to prevent the need to change the ordinance every time the building code would be modified. Chair Kirk suggested linking the on-line ordinances to the state building code.

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

Powers moved, second by Sewall, to recommend that the city council adopt the ordinance amendments.

Knight, Powers, Sewell, and Kirk voted yes. Hanson, Henry and Luke were absent. Motion carried.

This item is scheduled to be reviewed by the city council on March 18, 2019.

9. Adjournment

Powers moved, second by Sewall, to adjourn the meeting at 7:21 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary