

**Minnetonka Planning Commission
Minutes**

March 21, 2019

1. Call to Order

Chair Kirk called the meeting to order at 7:45 p.m.

2. Roll Call

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

Staff members present: City Planner Loren Gordon, Senior Planner Ashley Cauley, and Planner Drew Ingvalson.

3. Approval of Agenda

Sewall moved, second by Hanson, to approve the agenda as submitted with additions provided in the change memo dated March 21, 2019.

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

4. Approval of Minutes: March 7, 2019

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

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

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of March 18, 2019:

- Adopted a resolution approving a correction to the resolution for Inverness Estates.
- Introduced an ordinance for a site and building plan review for Walser Nissan Dealership.
- Adopted a resolution approving items for a brewery and taproom for Boom Island.
- Adopted a resolution approving items for Doran/Marsh Run.
- Adopted a resolution approving items for Chabad, a religious institution.
- Park dedication assignments related to the Ridgedale Center 10th Addition.

The third Opus Launch joint meeting will be held April 18, 2019.

6. Report from Planning Commission Members

Sewall visited houses in the Parade of Homes tour located on Austrian Pine Lane in Minnetonka. He invited commissioners to visit the houses to see the result of the commission's approval for the project.

Henry is participating in the eight-week Minnetonka Police Academy program. The group visited the training facility in Edina where they participated in police officer virtual reality training scenarios. He found the program beneficial and invited others to try it next time.

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

8. **Public Hearings**

A. Resolution approving a conditional use permit for accessory structures exceeding 1,000 square feet and 12 feet in height to add a garage/horse stable at 3000 Surry Lane.

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.

Sandra Brown, 3000 Surry Lane, applicant, stated that Ingvalson did a great job with the report. She stated that there would be running water, but not sewer to the building. She described the drive through and hay loft.

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

Chair Kirk suggested the applicant try to prevent manure from draining into the wetland. Ingvalson noted that a community service officer would address that type of situation if it would become an issue.

Powers moved, second by Knight, to recommend that the city council approve the conditional use permit for the proposed accessory structure.

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

Chair Kirk stated that the item is tentatively scheduled to be heard by the city council April 1, 2019.

B. Resolution approving site and building plan review for several improvements at Cargill at 15407 and 15421 McGinty Road West.

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.

In response to Henry's question, Cauley explained that the applicant provided a detailed tree inventory to illustrate what tree mitigation would be required for the project.

Chair Kirk asked about stormwater management of the site. Cauley answered that the city's water resources engineering coordinator would review the calculations. The applicant would be required to treat water runoff for an increase in impervious surface and newly disturbed areas.

Chair Kirk asked if the private roundabout would accommodate emergency vehicles. Cauley stated that the resolution has a condition requiring a turning radius that would allow emergency vehicles to navigate the site. There is currently a private roundabout on Cargill's western property.

Jon Knutson, of Loucks and Associates, representing Cargill, the applicant, stated that:

- Cargill is very safety focused. The access would be made more perpendicular to McGinty Road West. The proposal would slow down drivers. Right now, the intersection is a weird "T" with a middle space in between two roads.
- There is typically one accident a month at the intersection. There are approximately 1,700 to 1,800 vehicles a day traveling to and from the campus. The roundabout would slow drivers down and hopefully eliminate collisions.
- The increase in the number of accidents at the intersection began after 1,000 employees were added to the site about a year ago.

Henry asked if utilizing a pervious parking surface or solar panels had been considered. Mr. Knutson stated that because of the high volume of traffic, the size of the trucks, and the way the surfaces would be treated in the winter, it would be difficult to maintain a pervious parking surface. Solar panels are not included in the plan.

Henry asked if Cargill had a plan to reduce its salt use. Mr. Knutson was not aware of one.

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

Sewall stated that the intersection is terrible. He was not surprised to hear that an accident occurs there every month. The Cargill site is the best piece of property in Minnetonka. He hoped that the applicant would protect the beauty of the property as much as possible.

Hanson moved, second by Powers, to adopt the attached resolution approving the site and building plans for Cargill at 15407 and 15421 McGinty Road West.

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

Chair Kirk stated that an appeal of the planning commission's decision must be made in writing to the planning division within 10 days.

9. Elections

Sewall moved, second by Powers, to elect Brian Kirk to serve as the planning commission chair for the remainder of 2019.

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

Powers moved, second by Hanson, to elect Josh Sewall to serve as the planning commission vice chair for the remainder of 2019.

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

10. Bylaws and Policies

Gordon reported. There are no changes to the bylaws or policies this year. He discussed the difference between ordinances and policies.

Luke suggested creating a policy regarding front porches. Gordon stated that examples of previously applied for front-yard setback variance requests to allow construction of a front porch could be researched and presented to the commission to consider creating a policy or ordinance amendment.

Henry moved, second by Sewall, to adopt the bylaws and policies of the Minnetonka Planning Commission.

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

11. Adjournment

Powers moved, second by Knight, to adjourn the meeting at 8:43 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary