

**Minnetonka Planning Commission
Minutes**

May 16, 2019

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon.

3. Approval of Agenda

Hanson moved, second by Powers, to approve the agenda as submitted with an additional comment provided in the change memo dated May 16, 2019.

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

4. Approval of Minutes: April 25, 2019 and May 2, 2019

Hanson moved, second by Sewall, to approve the April 25, 2019 and May 2, 2019 meeting minutes as submitted.

Powers, Sewall, Hanson, and Kirk voted yes. Henry, Knight 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 May 6, 2019:

- Adopted a resolution approving a conditional use permit for an accessory structure on Old Excelsior Blvd.
- Reviewed an application and tabled action for the Walser Nissan Dealership on Wayzata Blvd. until the next city council meeting.
- Reviewed an application and tabled action on Highcroft Meadows until the city council meeting scheduled for June 3, 2019.

The third Opus Launch meeting was held May 14th. A potential developer made a presentation. A concept plan is anticipated to be submitted after 90 days. More information is posted on eminnetonka.com.

The next planning commission meeting is scheduled to be held June 13, 2019.

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

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

8. **Public Hearings**

A. Resolution approving a minor amendment to the existing Solbekken master development plan at 5743, 5742, and 5754 Shady Oak Road.

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

Gordon reported. He recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Chair Kirk confirmed with Gordon that the plat needs to be redone to increase the depth. The area of land that the retaining wall sits on requires the easements and boundary paperwork to be redone.

Chair Kirk confirmed with Gordon that the rear area is required for drainage and utility easements.

Chair Kirk thought the north unit appeared located pretty close to Shady Oak Road. Gordon explained that the property line is skewed along the trail in that area on Shady Oak Road. He pointed out the easements and property lines which are not parallel.

Ed Briesemeister, of Solbekken, LLC., representing the applicant, stated that:

- The goal of the proposal is to have a minimum amount of site disturbance and a maximum amount of preservation of the trees on the site.
- The first house would appear more urban looking, especially until the landscaping would be completed. The house is located where it belongs.
- The plan could have pushed the retaining wall 10 feet back. The applicant tried to save as much green space as possible.
- The landscape plan does not include grass. Trees would be irrigated. The landscaping would be designed to be as sensitive as possible to the long-term impact.
- The proposal is designed to be compact and blend into Lone Lake Park.
- The floor plans would be the same size as what was already approved. Each building would be the same distance from front to back. The foundation would be wider. In the previous proposal, in order to keep six feet of green space, six feet of the unit was cantilevered. The proposal would not change the size of the building, but remove six-feet of cantilevered area. He agreed with the way Gordon described it.
- The hydrology was checked and the Nine-Mile Creek Watershed District approved the proposal.

The public hearing was opened.

Steve Grohoski, 5542 Bimini Drive, stated that:

- He thought approval of the project was one of the worst decisions ever made by a city. It is equivalent to putting 20 lbs. of potatoes into a 10 lb. sack. The property is too small for that many units.
- The setbacks make the houses too close to the street.
- It probably makes sense to make some corrections to the previously approved plan.
- The units are currently priced at \$750,000 to \$800,000. He thought they would be hard to sell.

No additional testimony was submitted and the hearing was closed.

Hanson agreed that the setbacks are small. He supports the proposal and looks forward to seeing the landscaping completed.

Powers appreciated Mr. Grohoski's comments. It is such a challenging site. It was a relief when a reasonable idea was proposed. He likes that the housing type is unique to Minnetonka. He likes the project even with the challenges.

Sewall appreciated the applicant trying to save more green space. He did not think the changes would make a difference in appearance. The grading plan makes practical sense.

Chair Kirk noted the uniqueness of the site. He appreciated Mr. Grohoski's comments.

Hanson moved, second by Powers, to adopt the resolution approving a minor amendment to the existing Solbekken master development plan at 5743, 5742, and 5754 Shady Oak Road.

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

The associated plat amendment is tentatively scheduled to be reviewed by the city council at its meeting on June 3, 2019.

9. Adjournment

Sewall moved, second by Powers, to adjourn the meeting at 7:10 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary