

**Minutes  
Minnetonka City Council  
Monday, January 6, 2020**

**1. Call to Order**

Mayor Brad Wiersum called the meeting to order at 6:31 p.m.

**2. Pledge of Allegiance**

All joined in the Pledge of Allegiance.

**3. Roll Call**

Council Members Deb Calvert, Bradley Schaeppi, Kissy Coakley, Brian Kirk, Rebecca Schack, Susan Carter and Brad Wiersum were present.

**4. Approval of Agenda**

Calvert moved, Schack seconded a motion to accept the agenda with addenda to item 12.A. All voted "yes." Motion carried.

**5. Approval of Minutes:**

**A. December 2, 2019 regular council meeting**

Carter moved, Calvert seconded a motion to accept the minutes, as presented. Calvert, Schack, Carter and Wiersum voted "yes". Schaeppi, Coakley and Kirk abstained. Motion carried.

**6. Special Matters: None**

**7. Reports from City Manager & Council Members**

Wiersum welcomed the new councilmembers to the Minnetonka City Council.

City Manager Geralyn Barone reported on upcoming city events and council meetings.

Schack explained she serves on the 494 Corridor Commission. She commented on the items that were discussed at the commission's last meeting.

Calvert discussed the anti-semitic attacks that occurred in New York City and around the country. She noted an event would be held at Temple Israel in Minneapolis on Tuesday, January 7 at 7:00 p.m. The theme of the event would

be “No Hate No Fear”. She reported the Jewish Community Relations and the National Council of Jewish Women were sponsoring this event. She encouraged the public to attend and be an ally.

Schaeppi thanked Happe, Ellingson and Bergstedt for their service to the City of Minnetonka.

Kirk thanked his family for supporting him when he ran for city council. He thanked his fellow planning commission members and city staff members for their support as well.

Coakley thanked her family and friends for their support. She stated she looked forward to serving the City of Minnetonka and residents living in Ward 4.

**8. Citizens Wishing to Discuss Matters not on the Agenda: None**

**9. Bids and Purchases: None**

**10. Consent Agenda – Items Requiring a Majority Vote:**

**A. Designation of the city’s official newspaper for 2020**

Calvert moved, Kirk seconded a motion to designate Lakeshore Weekly News as the city’s official newspaper for 2020 legal notices. All voted “yes.” Motion carried.

**B. Resolution approving a conditional use permit, with a parking variance, for a fast food restaurant at 3432 County Road 101**

Calvert moved, Kirk seconded a motion to adopt Resolution 2020-001 approving the request. All voted “yes.” Motion carried.

**11. Consent Agenda – Items requiring Five Votes: None**

**12. Introduction of Ordinances:**

**A. Items concerning Shady Oak Redevelopment:**

- 1) Master Development Plan,
- 2) Site and Building Plan review,
- 3) Preliminary Plat,

- 4) **Detachment/Annexation and associated actions with the parcel:**
  - **Comprehensive guide plan amendment, and**
  - **Rezoning**
  
- 5) **Tax Increment Financing District and Contract for Private Development**

Community Development Director Julie Wischnack and City Planner Loren Gordon gave the staff report.

City Manager Geralyn Barone reported the council was being asked to introduce and ordinance and refer this matter to the planning commission for further consideration.

Wiersum thanked staff for the thorough report.

Calvert asked how the proposed development compared to the city's new affordable housing policy. Wischnack explained the development would be in excess of the requirements within the policy.

Schaeppi requested further information on how the city arrived at the 60% AMI versus other options. Wischnack reported the developer has unit counts in order to make the pro forma work and the developer must also keep the city's affordability requirements in mind. She explained if a financial gap occurs, TIF could be considered.

Kirk questioned if the 2.76 acres includes the 4292 Oak Drive Lane property. Gordon stated this property was included in the project area and noted a stormwater pond would be placed on this property.

Kirk inquired when meeting notifications were sent out to the neighbors. Gordon discussed the process the city followed for meeting notifications. He explained post cards went out in Dec. and will again in Feb. He also reminded council that the project website is always being updated and encouraged people to subscribe to get those notifications.

Carter stated she had general concerns regarding the proposed rent levels. She indicated she would like to see three bedroom units remain within the project. Wischnack noted Carter's concerns and stated moving from 50% to 60% AMI changed the rental rate structure.

Schack explained she would like to see a chart noting the units per acre for this project along with the amount of affordability that has been completed in other projects in Minnetonka.

Schaeppi questioned what the plan was for the single family home property. Gordon stated the city owns this property and rents out the home. He indicated the home would remain a rental property and a stormwater facility would be located on this property. It was noted Ron Clark Construction would conduct the long-term maintenance of the stormwater facility.

Mike Waldo, Ron Clark Construction, introduced himself to the council. He expressed disappointment for not being able to bring forward a 100% affordable project, but noted the tax credits in Minnesota were extremely competitive. He thanked staff and the council for working with him on this project.

Kirk encouraged the developer to discuss how the mass of the building had changed from the original concept plan. Mr. Waldo commented on how the building size had changed due to the affordability changes that occurred.

Kirk indicated he was pleased the parking access had been moved from Oak Drive Lane.

Calvert stated she was pleased the number of onsite parking stalls had been increased but she feared the building was still under parked.

Wiersum requested clarification on differences between an efficiency unit and an alcove unit. Mr. Waldo explained one has the potential to have a closed off bedroom with pocket doors and the other does not.

Schack moved, Kirk seconded a motion to introduce the ordinance amending the master development plan, rezoning the property to Planned Unit Development and referred it to the planning commission and EDAC. All voted "yes." Motion carried.

### **13. Public Hearings:**

#### **A. Temporary on-sale liquor license for Episcopal Parish of St. David, 12990 St. David's Road**

City Manager Geralyn Barone gave the staff report.

Wiersum opened the public hearing.

David Allen, 16528 Hidden Valley Road, stated he was a member of St. David's parish. He commented on the wine tasting fundraising event that would be held at St. David's and thanked the council for considering the request.

Wiersum closed the public hearing.

Calvert moved, Kirk seconded a motion to hold the public hearing and grant the license. All voted "yes." Motion carried.

**14. Other Business:**

**A. Ordinance amending sections 5.08 and 5.09 of the Minnetonka City Charter**

City Manager Geralyn Barone gave the staff report.

Kirk moved, Calvert seconded a motion to adopt Ordinance 2020-01. All voted "yes." Motion carried.

**B. Resolution designating a new Acting Mayor and Alternate Acting Mayor**

Wiersum recommended Deb Calvert serve as the Acting Mayor for 2020 and that Rebecca Schack be the Alternate Acting Mayor for 2020.

Kirk moved, Carter seconded a motion to make designation and adopt Resolution 2020-002. All voted "yes." Motion carried.

**C. Discussion of public involvement process for possible redevelopment of the Mills Church properties**

City Planner Loren Gordon gave the staff report.

Carter thanked staff for working to do the harder and more engaged process. She understood this would be a slower process, but she believed the end result would be better.

Schack stated she was impressed with the sessions that would be held and encouraged the neighbors to get involved. She asked if childcare would be provided at the sessions. Gordon commented this was being planned.

Kirk questioned if affordability would be part of this project. Community Development Director Julie Wischnack stated it was hard to say at this point. She anticipated the city would work through this with the Mills Church over time.

Kirk recommended the homes just north of the Burwell house be notified of this project.

Calvert commented the surrounding residents were concerned with safety, traffic, density and massing. She was pleased that staff had found a way to achieve a higher level of engagement with the public through the planning process.

Schaeppi agreed the proposed process was the right way to move this project forward. He believed the proposed process was a fair manner in which to proceed. In addition, he supported the residents to the north being included in the planning process.

Wiersum stated he welcomed the proposed process and noted it was very open ended. He recommended staff extend the outreach area to the north. He commented further on how the council has worked to engage the public in the planning process for development projects. He explained if councilmembers would like to attend the planning meetings the members should attend as an observer.

No formal action required.

**15. Appointments and Reappointments: None**

**16. Adjournment**

Calvert moved, Kirk seconded a motion to adjourn the meeting at 7:59 pm. All voted "yes." Motion carried.

Respectfully submitted,



Becky Koosman  
City Clerk