

**Minnetonka Planning Commission
Minutes**

Feb. 13, 2020

1. Call to Order

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

2. Roll Call

Commissioners Henry, Hanson, Maxwell, Waterman and Sewall were present. Luke and Powers were absent.

Staff members present: City Planner Loren Gordon, Senior Planner Ashley Cauley, and Natural Resources Manager Leslie Yetka.

3. Approval of Agenda

Hanson moved, second by Henry, to approve the agenda as submitted with modifications provided in the change memo dated Feb. 13, 2020.

Henry, Hanson, Maxwell, Waterman and Sewall voted yes. Luke and Powers were absent. Motion carried.

4. Approval of Minutes: Jan. 30, 2020

Henry moved, second by Hanson, to approve the Jan. 30, 2020 meeting minutes as submitted.

Henry, Hanson, and Sewall voted yes. Maxwell and Waterman abstained. Luke and Powers were absent. Motion carried.

5. Report from Staff

Gordon briefed commissioners on meetings being held to gain input from neighbors for the Mills Church site which is exploring housing options. The Saturday meeting had 90 people in attendance. Information on the next three meetings will be posted on the city's website: minnetonkamn.gov.

The next planning commission meeting is scheduled to be held March 5, 2020.

6. Report from Planning Commission Members

Hanson welcomed Amanda Maxwell and David Waterman to the planning commission.

7. Public Hearings: Consent Agenda

No items were removed from the consent agenda for discussion or separate action.

Hanson moved, second by Henry, to approve the items listed on the consent agenda as recommended in the respective staff reports as follows:

A. Rear yard setback variance for an addition to the home at 12825 Greenwood Trail.

Adopt the resolution approving a rear yard setback variance for an addition at 12825 Greenwood Trail.

B. Conditional use permit for an existing accessory apartment at 18508 Ridgewood Road.

Recommend that the city council adopt the resolution approving an existing accessory apartment at 18508 Ridgewood Road.

Henry, Hanson, Maxwell, Waterman and Sewall voted yes. Luke and Powers were absent. Motion carried and the items on the consent agenda were approved as submitted.

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

8. Public Hearings

A. Items concerning Strandberg East and West at 14616 Woodhaven Road.

Acting Chair Sewall 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 Chair Sewall's question, Cauley answered that the minimum single-family lot size in Minnetonka is 22,000 square feet. The proposed lot with the existing house would equal 33,000 square feet in size and Lot 2 would be 37,000 square feet in size.

Jason Strandberg, representing his parents, the applicants, stated that the intent is to keep as much of the woodland area as possible. He wants to keep the buffer on the rear of the lot. The proposal would not change the view of the property from the rear. More trees may be planted to provide screening. He is working with the neighbors on the east to add more trees and provide more privacy.

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

Henry said that the applicant has worked with neighbors and city staff to maximize protection of existing trees. He likes the layout. He supports staff's recommendation.

Hanson appreciated the applicant discussing the proposal with neighbors. He confirmed that the seventeen percent of woodland preservation area to be removed was onsite and not of the overall nine acres. The proposal is straight forward. He supports staff's recommendation.

Maxwell appreciated the effort the applicant made to work with neighbors, the reduction of the driveway width to 12 feet, moving the driveway east, and reducing the height of the retaining wall.

Waterman appreciated the applicant showing consideration for the neighbors and environmental factors. The lot size would be appropriate for the neighborhood.

Chair Sewall supports staff's recommendation. The proposed lots would be larger than the average lot. Density would not be a problem. The area is sprinkled with different generations of houses.

Henry moved, second by Hanson, to recommend that the city council adopt the following for the property at 14616 Woodhaven Road with modifications provided in the change memo dated Feb. 13, 2020:

- 1. Resolution approving the preliminary plat of Strandberg East and West with a wetland buffer variance.***
- 2. Resolution approving a floodplain alteration permit for the construction of a new house with the Strandberg East and West plat.***

Henry, Hanson, Maxwell, Waterman and Sewall voted yes. Luke and Powers were absent. Motion carried.

The city council is tentatively scheduled to review this item Feb. 24, 2020.

B. Items concerning Legacy Oaks 5th Addition at 15424 Oakcroft Place.

Acting Chair Sewall 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.

Henry asked if adding a pedestrian access to Parkers Lake Road had been considered. Gordon explained that a street reconstruction project and addition of a trail that will connect to sidewalks on Oakcroft Place is scheduled for Parkers Lake Road. The proposal would accommodate the trail.

Mike Waldo, of Ron Clark Construction, applicant, stated that:

- Staff did a good job of describing the proposal.
- The townhomes would fall in the \$600,000 to \$800,000 range.
- He met with current Legacy Oaks residents and shared the plan with them. He received a lot of positive feedback. Neighbors felt it would be a nice, complementary project to what is already planned.
- The proposal shows the 20-foot driveway.
- He suspects that it would take 24 months to sell all of the units.
- He felt the product would do well.
- Snow would be hauled off site.
- The trees and berm on the south border would remain.
- Construction would begin in June.

The public hearing was opened.

Clark Gilbertson, 408 Parkers Lake Road, stated that:

- This summer, an area with cattails and a little pond that he thought was a mini wetland was covered with dirt. He asked for more information on that.
- He asked what the red line defines. He questioned if the 50-foot buffer area for utilities extends to the south border of the townhouses. The driveway would then be located in the buffer area.
- It seems that the drawing may be disingenuous showing full-size trees.
- He asked if the whole thing would be built at once or as each building would be sold.

Karen Lawrie, 408 Parkers Lake Road, stated that:

- She was concerned that construction traffic would tear up the new street.
- There is a significant slope on the southeast corner. There is a spring underneath the center of the Wildwood Condominium's parking lot. The parking lot had to be redone. She hoped that the site's drainage would not travel onto Wildwood Condominium's parking lot.
- There is very little space for visitor parking. Four parking spaces would not be enough. There is no visitor parking for the condominium building.

No additional testimony was submitted and the hearing was closed.

Mr. Waldo stated that:

- Two of the trees located in the buffer would probably be shrubs, but the rest of the rendering looks accurate.

- He expects to construct the building on the left in June, the building on the north in September or October, and the south building after that in the spring.

Yetka explained that for a wetland to be protected, the wetland must have soils that were naturally formed and created under consistently wet conditions without manmade assistance; must have vegetation that grows in wetland areas that can withstand being flooded; and must have water. Minnetonka has a mapped wetland inventory. Grading of a site may create a low-lying area that collects water. That area may be perceived as a wetland, especially when cattails grow there, but if the wetland area was created by grading or another man-made activity, then it is not a protected wetland area. It must be a naturally occurring wetland to be protected.

Gordon explained that engineering staff would review the drainage patterns and stormwater management requirements for the site.

Yetka noted that the runoff calculations would be reviewed by engineering staff and be required to meet stormwater runoff requirements. The proposal would be required to meet or improve the quality, volume, and rate of runoff currently occurring.

Gordon explained that:

- The red line indicates the property line. The plan shows 50 feet from the property line to the back of the building.
- The heavy construction equipment would be used before the Parkers Lake Road improvement project would be done. An inspection and documentation of the road's conditions would be done by public works staff before the construction project would start and would be compared to the road once the project would be completed. The developer would be responsible for fixing damage to the street.
- There would be parking spaces available on Oakcroft Place. The code requires two parking stalls per unit. The proposal would meet that with the number of internal parking stalls. The 20-foot driveway would allow space between the garage and the curb for parking, so that would provide two additional spots per unit. The four spaces on the south property line would be available for visitor parking. Parking for a large gathering would not be accommodated, but it would accommodate the parking needs most of the time.

Henry asked if there would be on-street parking available on Bellwether Path. Gordon answered affirmatively. One side of the street would allow parking.

Hanson visited the site. He was pleased with the project overall. It would be a tight fit between the buildings. He liked the looks of the project and the concept. The idea of diversifying the home types is intriguing to him. Ron Clark does nice work. He supports staff's recommendation.

Henry was a little concerned with the appearance of the closeness between the buildings, but it would not seem so crowded when done to scale. The four parking spaces on the side would allow some room. He was glad the tree buffer would remain on the south side. That is a big asset and would provide a sense of privacy to the development. This is a great property to provide diversity in the type of housing offered in the city. Once finished, the proposal would create a more complete community than there is now.

Waterman stated that the proposal would be in the spirit of the original master development plan. He was interested in seeing the site develop.

Maxwell concurred with Waterman. There would be no significant change to the original proposal.

Henry noted that engineering staff would review stormwater management requirements for the site and wetland protection requirements for the wetland on the southeast corner of the site.

Chair Sewall felt that the proposal would be a good fit for the site. It would tie in better with the neighborhood. The road would be private, so snow removal would be the responsibility of the property owner. He was confident city engineering staff would confirm the hydrology of the site and implement proper stormwater management requirements.

Henry moved, second by Hanson, to recommend that the city council adopt the resolution approving a minor amendment to the existing master development plan and final site and building plans for Legacy Oaks 5th Addition at 15245 Oakcroft Place with modifications provided in the change memo dated Feb. 13, 2020.

Henry, Hanson, Maxwell, Waterman and Sewall voted yes. Luke and Powers were absent. Motion carried.

9. Adjournment

Maxwell moved, second by Waterman, to adjourn the meeting at 7:52 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary