

**Minnetonka Planning Commission
Minutes**

April 23, 2020

1. Call to Order

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

2. Roll Call

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

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Assistant City Planner Susan Thomas and Planner Drew Ingvalson.

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

4. Approval of Minutes: March 5, 2020

Hanson moved, second by Maxwell, to approve the March 5, 2020 meeting minutes as submitted.

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

5. Report from Staff

Wischnack briefed commissioners on the newly created Minnetonka Small Business Emergency Loan Program and on funds the city gave to ICMA to be used for financial housing assistance for residents.

Gordon briefed the commission on:

- The work to complete the SWLRT is still in progress. It is considered an essential service. A weekly construction update is provided on the website: metro council.org/Transportation/Projects/Light-Rail-Projects/Southwest-LRT/Construction.aspx#Minnetonka.
- The city council awarded a bid for landscaping the Ridgedale Drive improvement project.
- The city's website, minnetonkamn.gov, has a current projects map with links to current city projects residents may use to stay informed.
- The next planning commission meeting is scheduled to be held virtually on May 7, 2020. There are links on the website to allow the public to speak at a public hearing. A form would need to be filled out by 3 p.m. the day of the meeting in order to speak at a public hearing.

6. Report from Planning Commission Members

Maxwell stated that the Metropolitan Council has several openings to serve on the Livable Communities Advisory Committee. The deadline to apply is May 15, 2020.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Resolution rescinding the existing Baker Tech sign plan.

Chair Sewall 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.

Henry asked why one building was not included in the sign plan. Ingvalson explained that it was not part of the same plat.

Kellee Vinge, property manager for the applicant property, stated that the sign plan is very dated and she wants tenants to have the ability to update their signs. She appreciated the commission's consideration.

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

Luke thought the application is very straight forward. She thanked Ingvalson for a thorough report.

Waterman asked if any comments were received. Ingvalson explained that he heard from a couple of the tenants who support the application.

Powers noted that this is the first time he recalls a sign plan being more restrictive than the city's sign ordinance.

Henry moved, second by Maxwell, to adopt the resolution rescinding the Baker Tech Plaza sign plan as it pertains to the properties at 5929 and 6121 Baker Road.

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

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

B. Conditional use permit for a restaurant at 1700 Plymouth Road.

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

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

Hanson asked if the original conditional use permit allows outdoor seating. Thomas answered in the affirmative. The current application replicates the previous conditional use permit.

Waterman felt it would be a logical use of the space. He asked if the city had received complaints regarding a lack of parking in the area. Thomas answered that the city has not received complaints regarding parking. The property owner has a rigorous parking policy in place for tenants. A year or so ago a veterinary clinic was added and a parking evaluation was completed at that time. Tenants and residents have expressed support of the proposal.

Chair Sewall asked if there would be pedestrian access to the site. Wischnack provided that pedestrian improvements are being done on Ridgedale Drive at Plymouth Road. On Cartway, north of the building, there is a crossing and a landing. A connection along the bank properties across the street is a goal currently being worked on, but requires the cooperation of every property owner.

Hanson asked if the approval has an expiration date. Thomas stated that the conditional use permit would be in place for 12 months. An applicant could request a time extension for another year.

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

Powers thought the project is very straight forward. He admired the applicant's courage. He supports the proposal.

Powers moved, second by Luke, to recommend that the city council adopt the resolution approving a conditional use permit for a restaurant with an outdoor eating area at 1700 Plymouth Road.

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

9. Adjournment

Luke moved, second by Powers, to adjourn the meeting at 7:15 p.m. Motion carried unanimously.

By:

Lois T. Mason
Planning Secretary