

**Minnetonka Planning Commission
Virtual Meeting
Minutes**

Aug. 6, 2020

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, and Network Administrator Jeff Dulac.

3. Approval of Agenda

Hanson moved, second by Powers, to approve the agenda as submitted with a modification to item 7B, preliminary and final plat of Crest Ridge Corporate Center Second Addition at 10955 and 11055 Wayzata Blvd., provided in the change memo dated Aug. 6, 2020.

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

4. Approval of Minutes: July 9, 2020

Maxwell moved, second by Luke, to approve the July 9, 2020 meeting minutes as submitted.

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

5. Report from Staff

Gordon reported that the next regular planning commission meeting is scheduled to be held Aug. 20, 2020 and there will be a virtual bus tour for planning and economic development authority commissioners on Aug. 27, 2020.

6. Report from Planning Commission Members

Maxwell announced that Taco Theresa's is open, the site has ample parking, and she recommends the food.

7. Public Hearings: Consent Agenda

Dulac indicated that no one from the public was waiting to speak.

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

Waterman moved, second by Hanson, to approve the items listed on the consent agenda as recommended in the respective staff reports as follows and with the modification made in the change memo dated Aug. 6, 2020:

A. Expansion permit for a garage addition at 4133 Windridge Circle.

Adopt the resolution approving the expansion permit for a garage addition at 4133 Windridge Circle.

B. Preliminary and final plat of Crest Ridge Corporate Center Second Addition at 10955 and 11055 Wayzata Blvd.

Recommend that the city council adopt the resolution and a modification provided in the change memo dated Aug. 6, 2020 approving the preliminary and final plats with a setback variance for Crest Ridge Corporate Center Second Addition at 10955 and 11055 Wayzata Blvd.

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

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. Conditional use permit for a licensed daycare facility at 2000 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.

Powers asked how many parking stalls could be removed and the site still meet parking requirements. Thomas answered that 20 parking stalls could be removed and the site would still meet individual parking requirements for each use. Staff would be comfortable with removing more than 20 stalls due to some vacancies and the uses having different peak demand times for parking. The current plan would remove 18 parking stalls to accommodate an outdoor play area.

Waterman asked if locating the play area on the west side had been considered. He noted that picking up and dropping off a child would happen inside the building.

Natalia Pretelt, applicant, stated that:

- She appreciates the opportunity to address the commission.
- Both of her children went to the same type of daycare in Minneapolis. She is excited to start the same franchise.
- Locating the playground on the west side of the building was her first choice, but there was a slope that would have needed leveling and the franchise owners suggested that the east side would provide a better opportunity for drivers to identify the use as a daycare center since the playground would be more visible.
- She will be discussing with the franchise owner how to best handle dropping off and picking up children next week. Due to Covid, staff have been bringing children in and out of the building. Starting on Monday, one parent will be allowed to go in the daycare to drop off or pick up a child while wearing a mask.

In response to Powers' question, Ms. Pretelt stated that the doors would be locked and parents would have a key fob. There would also be video cameras.

Maxwell asked what type of fencing would be used around the outdoor play area. Ms. Pretelt explained that the project would adhere to the fence regulations required by the franchise business and the state which licenses daycare centers.

Chair Sewall asked if the large-motor-activity room would be large enough. Ms. Pretelt explained that the current plan shows that the large-motor-activity room would be 700 square feet, but the updated plans have increased the size of that room to 815 square feet. There would be no more than 20 children in the activity room at a time, so there would be plenty of room for activities.

The public hearing was opened. Dulac indicated that no one from the public was waiting to comment. No testimony was submitted and the hearing was closed.

Powers felt that this is the type of business Minnetonka needs. The proposal meets all of the conditional use permit requirements. He would rather see maximizing the outdoor space for the children than protecting the parking stalls for a potential future use. He thinks the west side would be a better location for the outdoor play area. The air conditioning units make noise on the east side.

Henry felt it would be a great addition. He wishes the applicants the best of luck with it. The Ridgedale Center area is becoming more of a village area which is good.

Waterman agreed. The proposal would be a great use for the space. It meets all of the conditional use permit standards. He supports staff's recommendation.

Maxwell supports the proposal. She was comfortable having the play area on the east side.

Luke felt the proposal would be a good use of the space. She wishes the applicant good luck with the business.

Hanson supports the proposal.

Chair Sewall was less concerned with parking. Vehicles cueing may be an issue. The drop-off-peak time may be a challenge, but it would be a quick in and out. He supports the proposal.

Maxwell moved, second by Powers, to recommend that the city council adopt the resolution approving the permit for a licensed daycare facility at 2000 Plymouth Road.

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

This item is scheduled to be reviewed by the city council on Aug. 31, 2020.

9. Adjournment

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

By: _____
Lois T. Mason
Planning Secretary