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To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: Oct. 22, 2020
Subject: Change Memo for the Oct. 22nd Planning Commission Agenda

ITEM 8A – Ridgedale Area Parks

The following comment was received after the packet was distributed:

Name: Tom Marshall

Full Address: 1904 Timberline Spur

I am entirely in favor of the development plan that has been made public, in particular the plan to provide connectivity to the area's bike and walking trail system to the north and south. I also appreciate seeing that there does not appear to be any plan to provide a walking path along the south shore of Crane Lake. As my property abuts the Crane Lake Reserve on the south side, I would prefer the south shore area of the reserve remain in its natural condition. Also, a more enjoyable experience of nature might be available for small water craft users of the lake if more trees could be planted along the north shore of the lake to reduce the noise impact of I394.

ITEM 8C – 3274 Fairchild Ave.

The attached comments were received after the packet was distributed.

ITEM 8D – Plateau Healthcare

The following and attached comments were received after the packet was distributed:

- Name: Diana Sweeney

Full Address: 4130 Windridge Circle

We have some concerns about the Plateau Healthcare proposal. One is that it is on a road with no sidewalks, and people tend to drive fast on lake street. It is not the safest area for the elderly to take daily walks. There are also no parks nearby for the elderly to enjoy. Two, we are concerned with how many trees would have to be removed for the building and parking lot as it may affect the local wildlife. Turkeys and Geese like to roam our neighborhood, as well as the occasional deer. We also concerned with the possibility of increased traffic due to families coming and going and noise from ambulances, which may also affect the wildlife in the area.

- **From:** Frank Homan
Sent: Tuesday, October 20, 2020 2:03 PM
To: Brian Kirk
Subject: Plateau Healthcare Project

Greetings Mr. Kirk,

My name is Frank Homan. My wife and I live at 4200 Meriam Road in Minnetonka, which is just a block away from the proposed site for the Plateau Healthcare project.

In reading over the materials relevant to this project, I am wondering if serious consideration has been given to the traffic increase and the safety of both the current residents and the potential residents and staff of this facility.

Lake Street Extension in this area has a speed limit of 30 mph which is pretty much laughable since cars, semis and other vehicles routinely fly through here in both directions at speeds that far exceed that speed limit. If, weather permitting, there is any desire on the part of potential residents to want to go for a walk with friends or family, this becomes a serious consideration since there are no sidewalks on Lake Street Extension.

There is a hill just East of the project location which can become truly treacherous in the winter. Hardly a year goes by in which at least one school bus, Metro-Mobility bus or passenger car doesn't go sliding in some part of this area. Many times the guardrail on Merriam Road has been partially taken out by these "sliding" events.

The estimates of the number of ambulance visits to this site seems to be quite low and I am wondering if this is a figure that the project principals are seriously proposing?

Something else that concerns me is the size of the facility. If Plateau Healthcare should ever want to, or need to, sell this property, it is simply not feasible that it could be sold as a home. This would open the door to possibilities that I would vigorously oppose. It is my understanding that approval of this facility does not limit Plateau or a future owner from creating a completely different type of facility such as a half-way house or rehabilitation center. I've had experience living in areas with these kinds of facilities and it was not a pretty scene.

Just to be completely clear, I would not personally vote to approve this project.

I appreciate your time and consideration of my concerns.

Thank you,
Frank Homan

ITEM 9A – Doran Concept

The attached plans were submitted after distribution of the packet.

Ricardo A. Bonner
3101 Fairchild Ave
Wayzata MN 55391

October 20, 2020

Drew Ingvalson
Planner at City of Minnetonka
Community Development
dingvalson@minnetonkamn.gov

Dear Mr. Ingvalson,

It is with great concern that I witness how the city of Minnetonka might approve to build a house on the non-buildable lot at 3305 Fairchild Ave. Looking at all the facts, it is clear that the city is changing the boundaries to avoid the variances previously established. Basically, it seems that the city is not respecting its own regulations, which is a **huge concern** for us who own real state in Minnetonka. I therefore, oppose to this project and hope that the city agrees with itself declaring the property unbuildable.

Best regards,



Ricardo A. Bonner



From:
To: [Drew Ingvalson](#)
Subject: Slides for presentation
Date: Wednesday, October 21, 2020 11:23:31 AM
Attachments: [Culotti Dunlop presentation oct21.pdf](#)

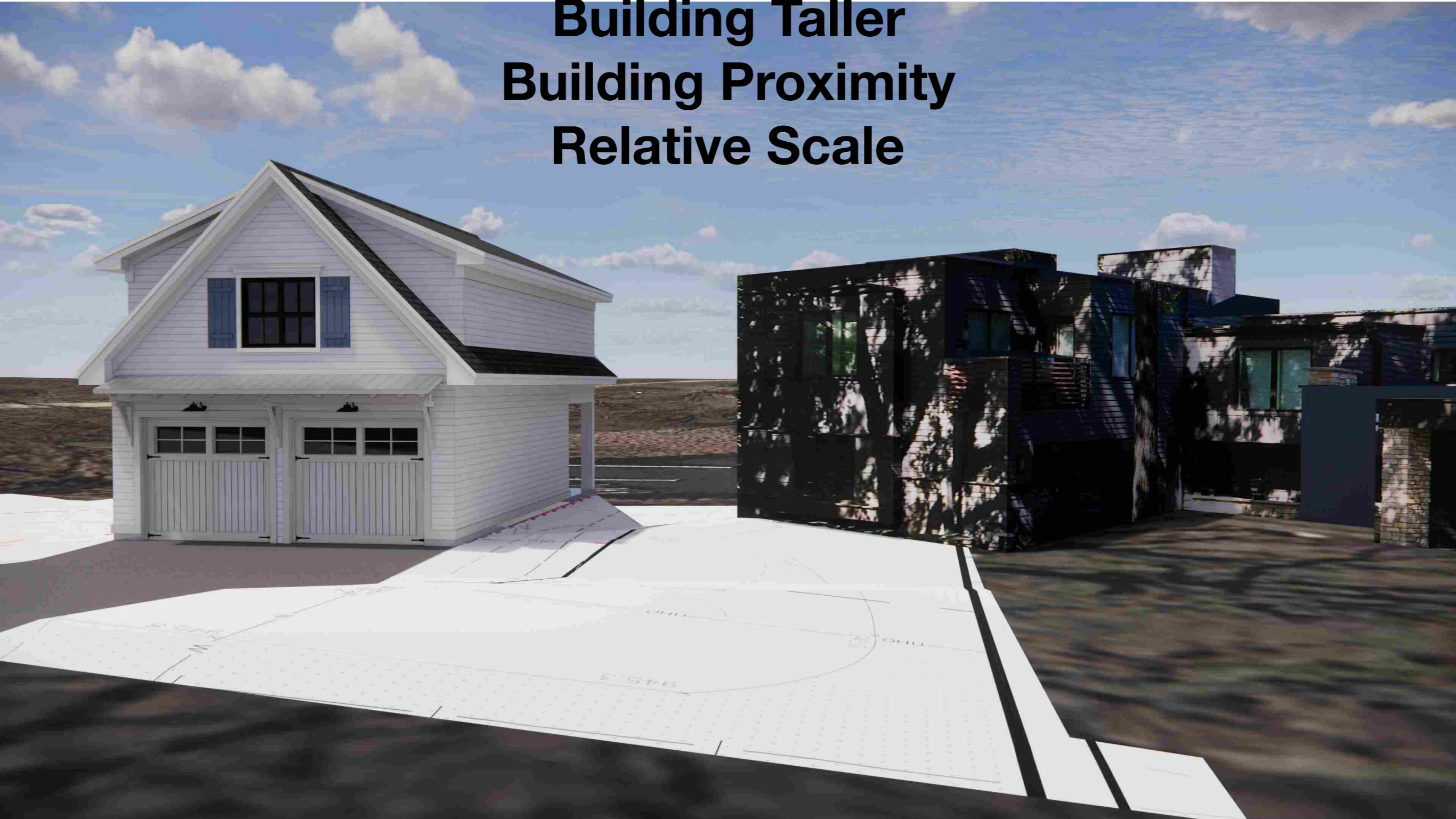
Hello Drew,

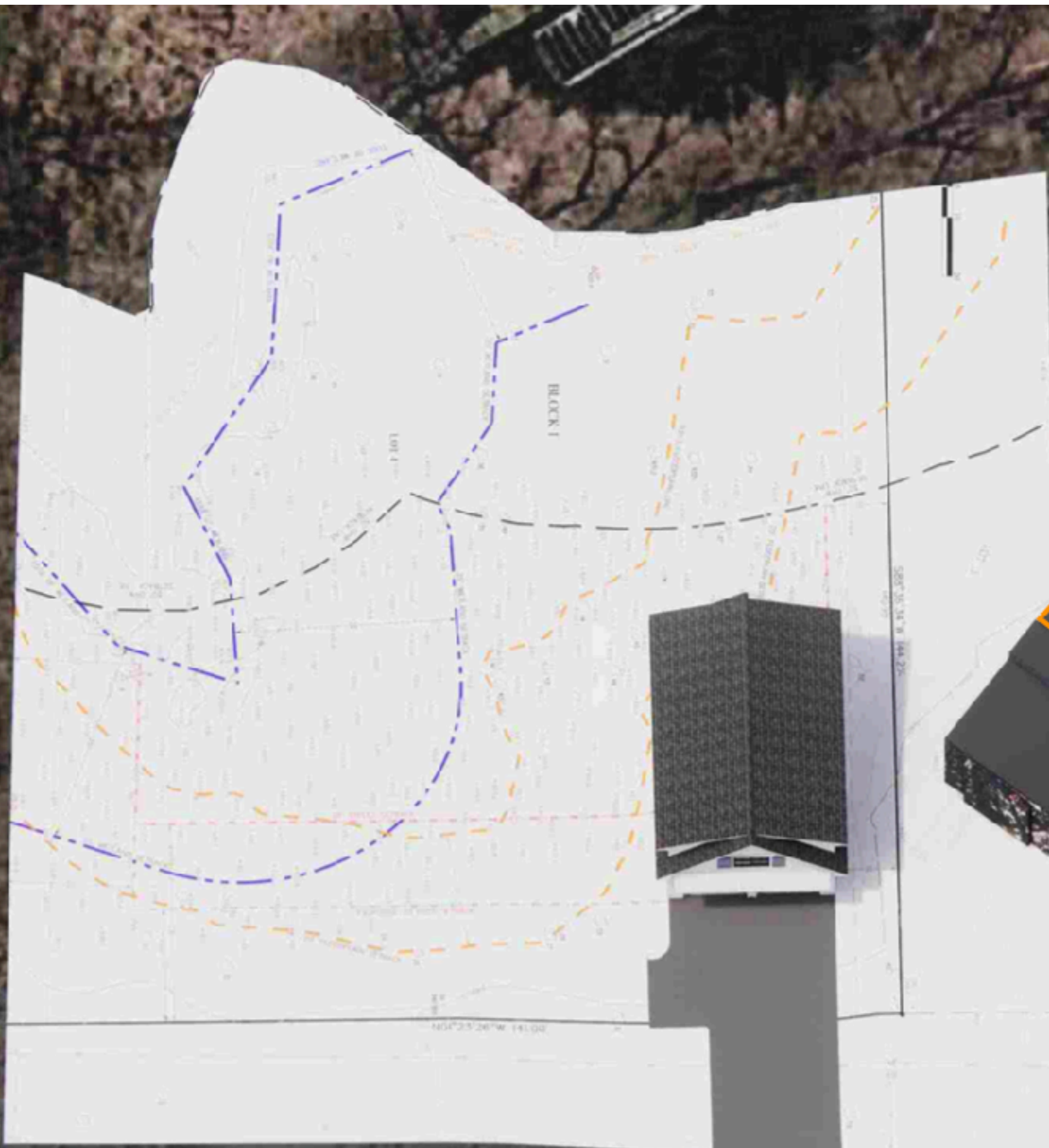
Please find my slides attached. As before, I would like these both attached in the supplement, but also visible to the committee for me to walk through when I call in.

Thanks,
sd

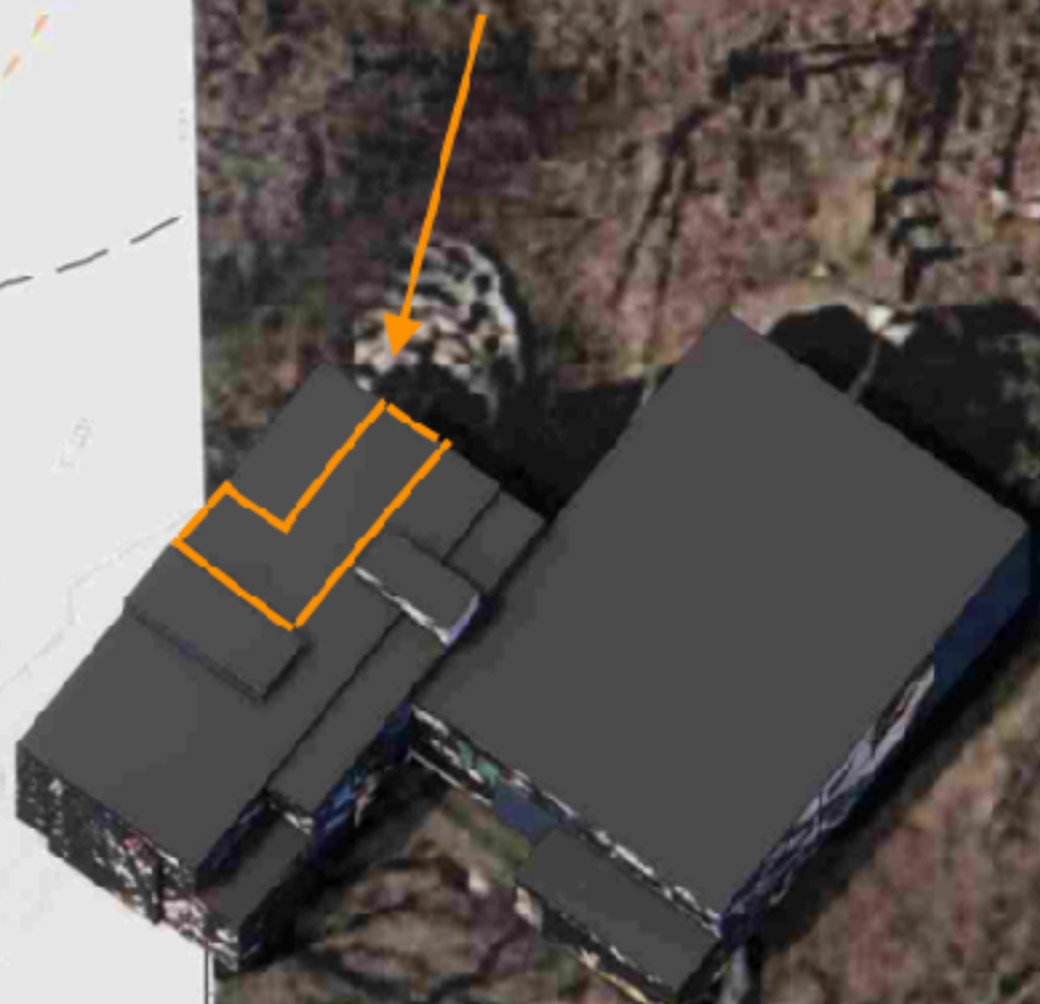


**Elevation Higher
Building Taller
Building Proximity
Relative Scale**



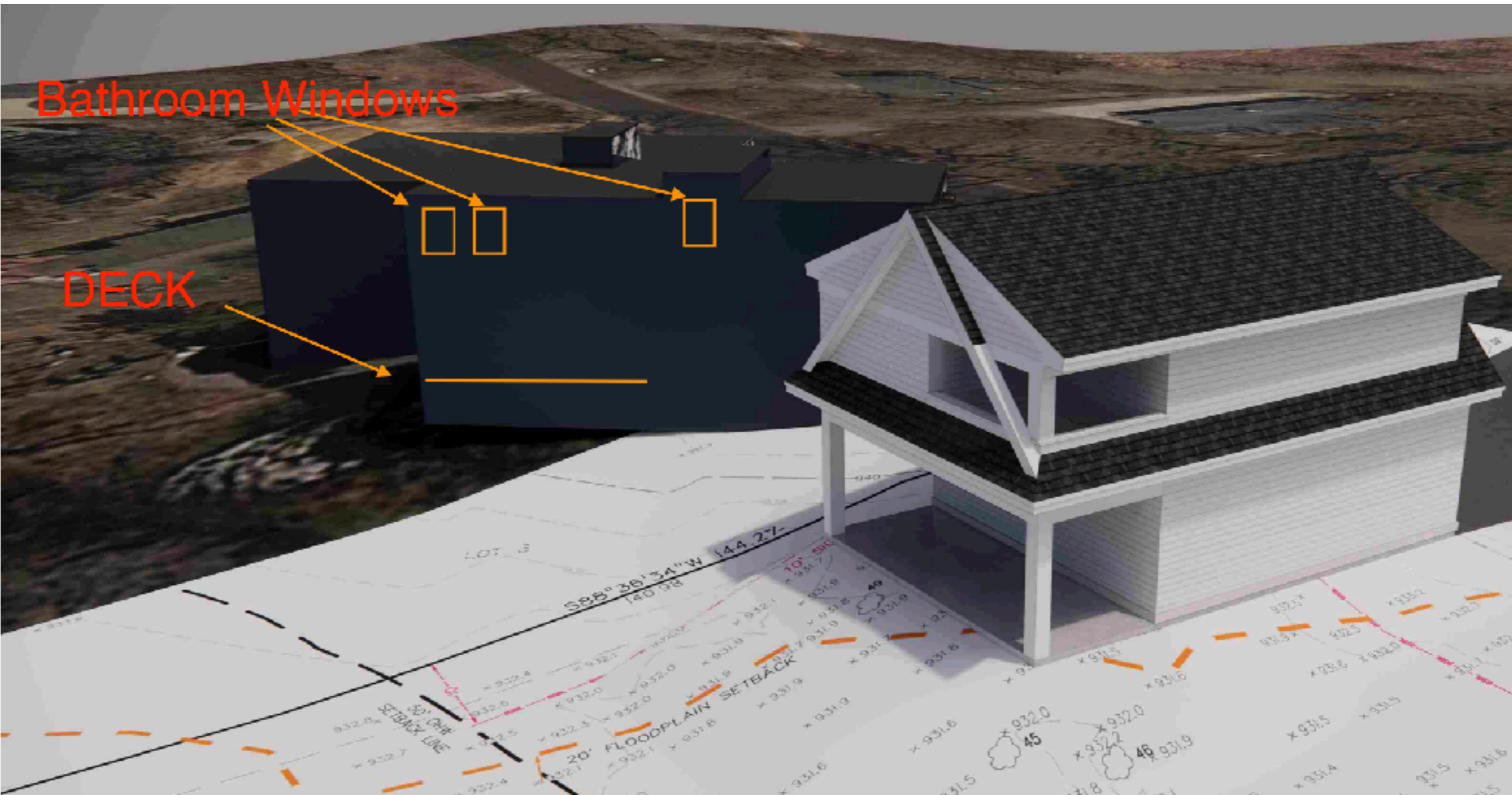


Deck



Bathroom Windows

DECK



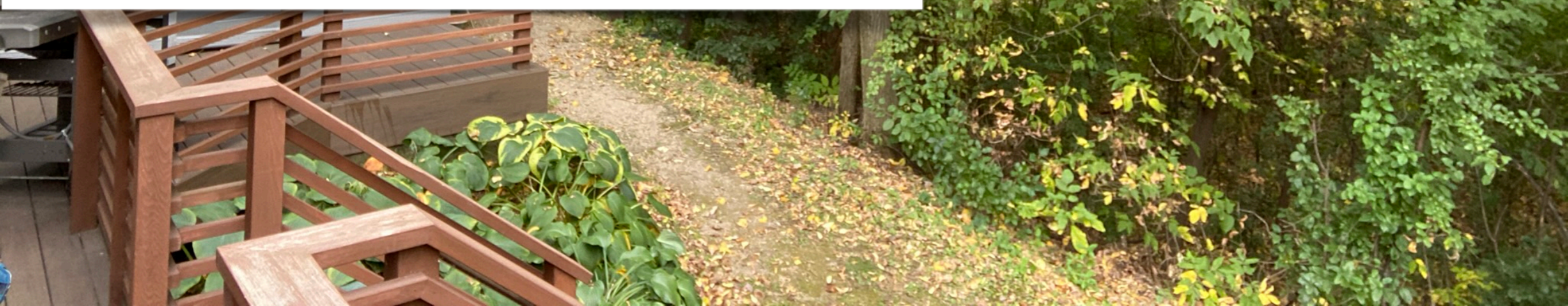


Bathroom Windows

Son's Bedroom Windows



View from my deck and Approximate location, size and elevation of proposed dwelling. All vegetation will be removed.



Staff held a meeting to discuss what would bring the proposal closer to other properties in the neighborhood. Staff ideas include:

1. Minimize the amount of the proposed home located in the floodplain setback.
2. Maintain the wetland setback.
3. Reduce the home to comply with the McMansion policy.
4. Set the minimum low floor elevation at least 2 feet above the floodplain elevation.

While staff would consider these a step in the right direction, staff would not support these measures because the result would still be more than what properties in the neighborhood have been or are allowed. As stated during the meeting last week, staff finds the request unreasonable.

Staff believes the property is unbuildable, and it has been valued as such by the city for many years. The city is not obligated to allow a structure to be built on the lot. The lot still has significant value as an unbuildable parcel because it continues to be used to provide lake access by a group of lots in the surrounding area. Those are permitted under the city's ordinances.

Please let us know if you want to proceed with your current application or if you would like some time to re-evaluate your plan.

Thank you,
Ashley Mellgren

Ashley Mellgren | Planning Technician | City of Minnetonka

Is the request to declare the property buildable consistent with variance policy?

The planning commission has a series of written policies that “establish a framework whereby reasonable use of single-family residential property is outlined and fair treatment can be applied to all properties.” The applicant’s proposal is both consistent and inconsistent with policies pertaining to undersized or non-conforming lots including:

- **Buildable status will be applied only if a reasonable development opportunity will result.** The applicant has submitted a plan that would provide a **modest** sized home that **meets all setback requirements**, with the exception of the front yard setback.

Denied 2013 Request

LAKE MINNETONKA
(CLIBBS LAKE)

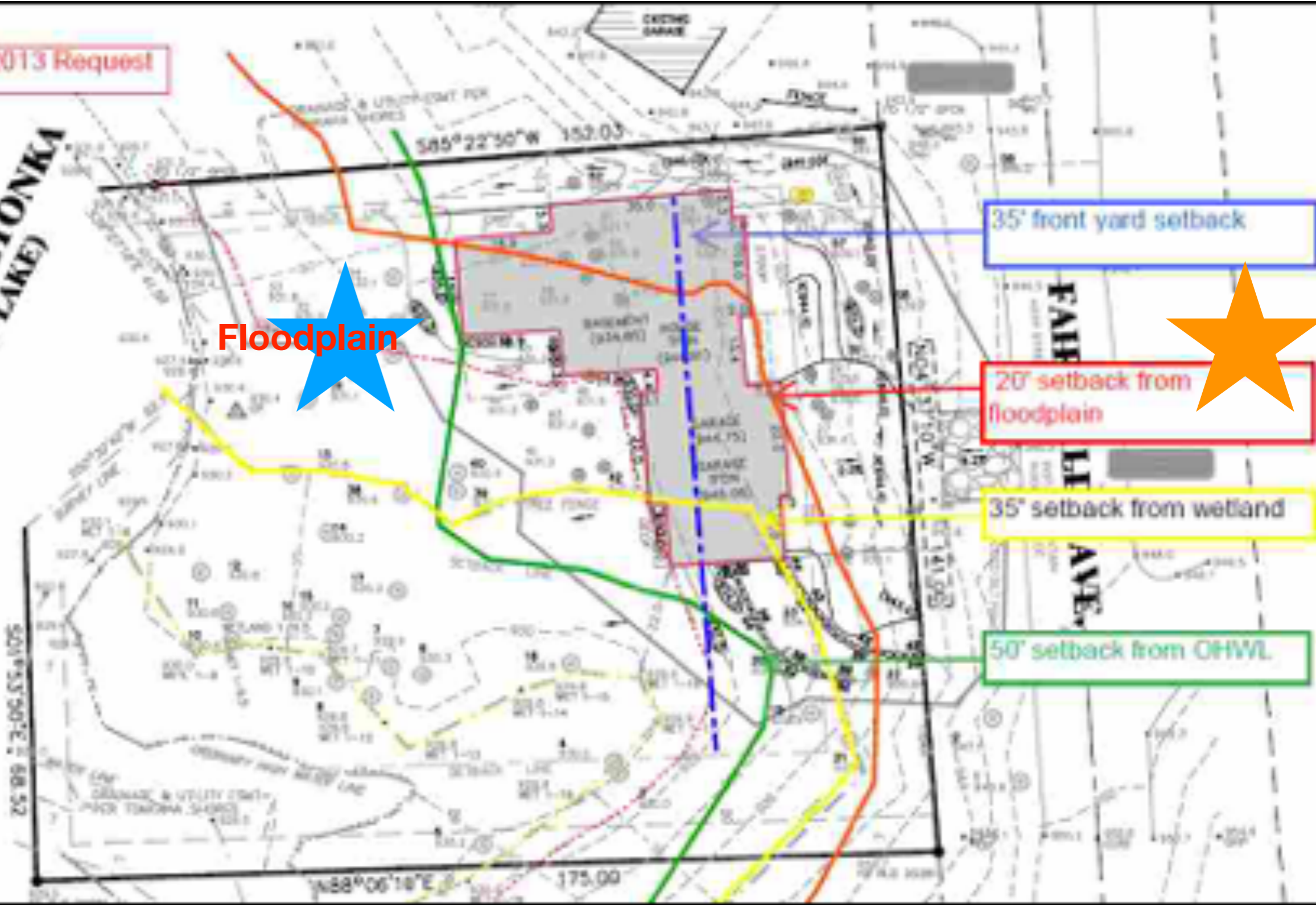
Floodplain

35' front yard setback

20' setback from floodplain

35' setback from wetland

50' setback from OHWL



Denied 2013 Request

LAKE MINNETONKA
(CLIBBS LAKE)

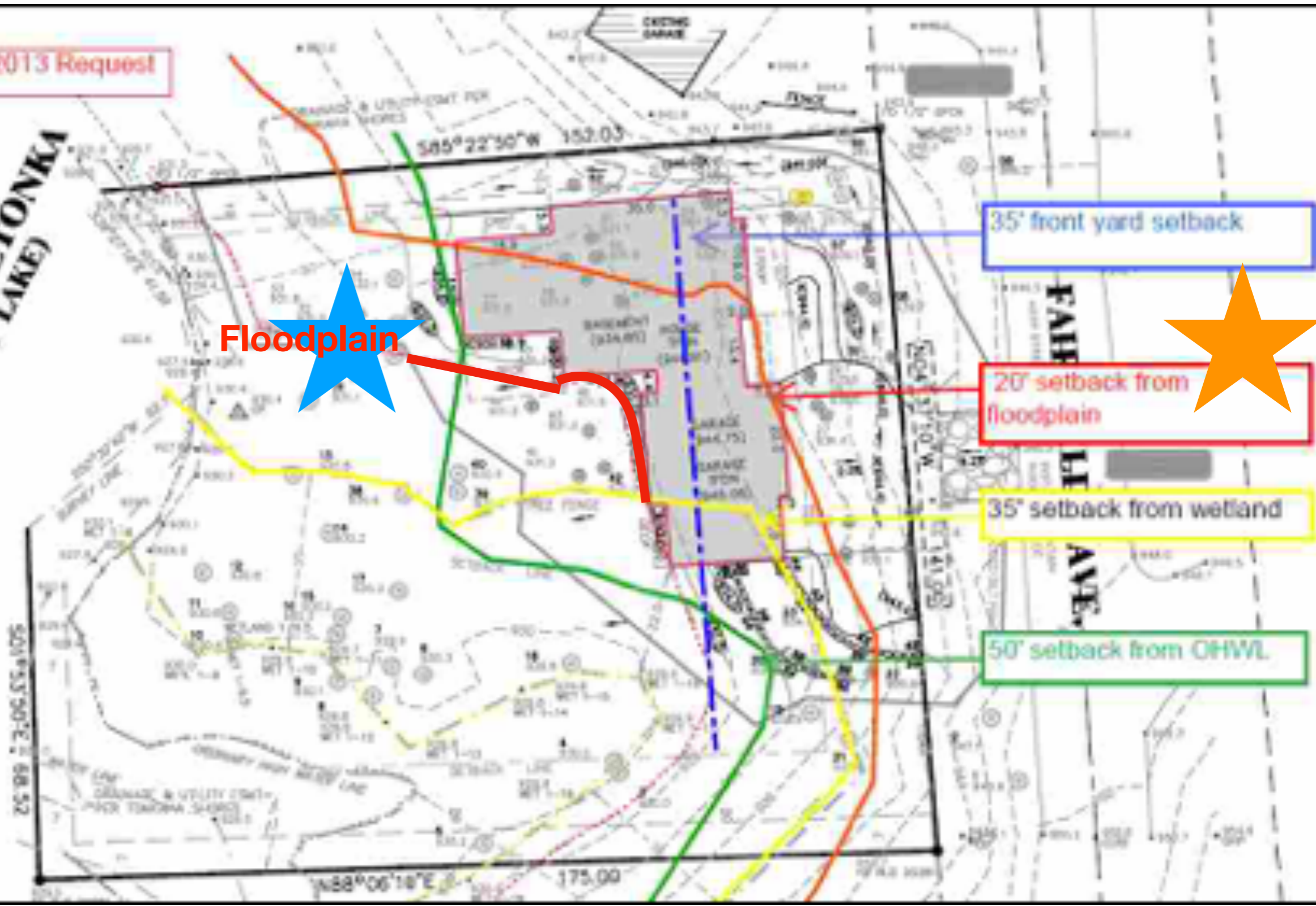
Floodplain

35' front yard setback

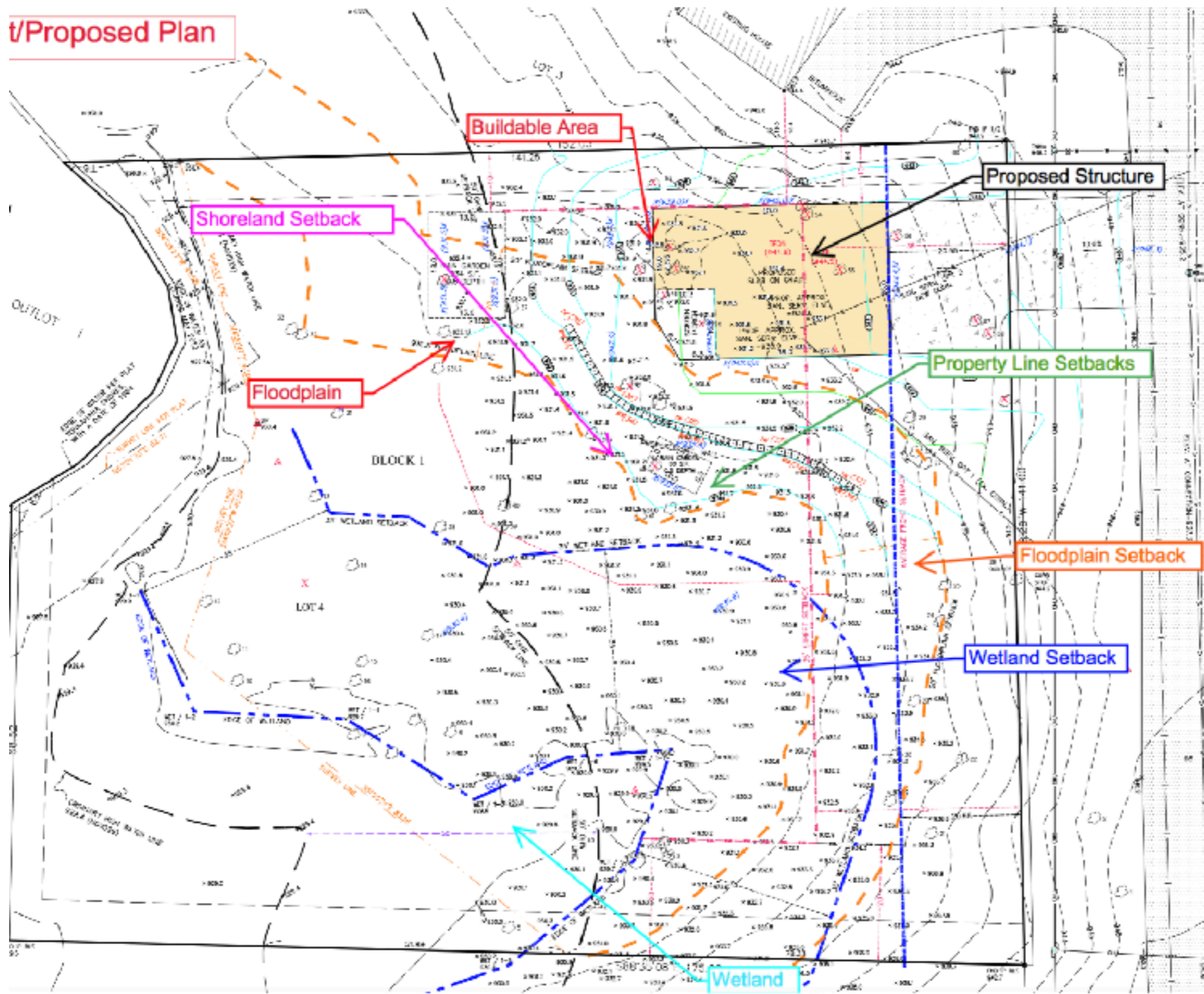
20' setback from floodplain

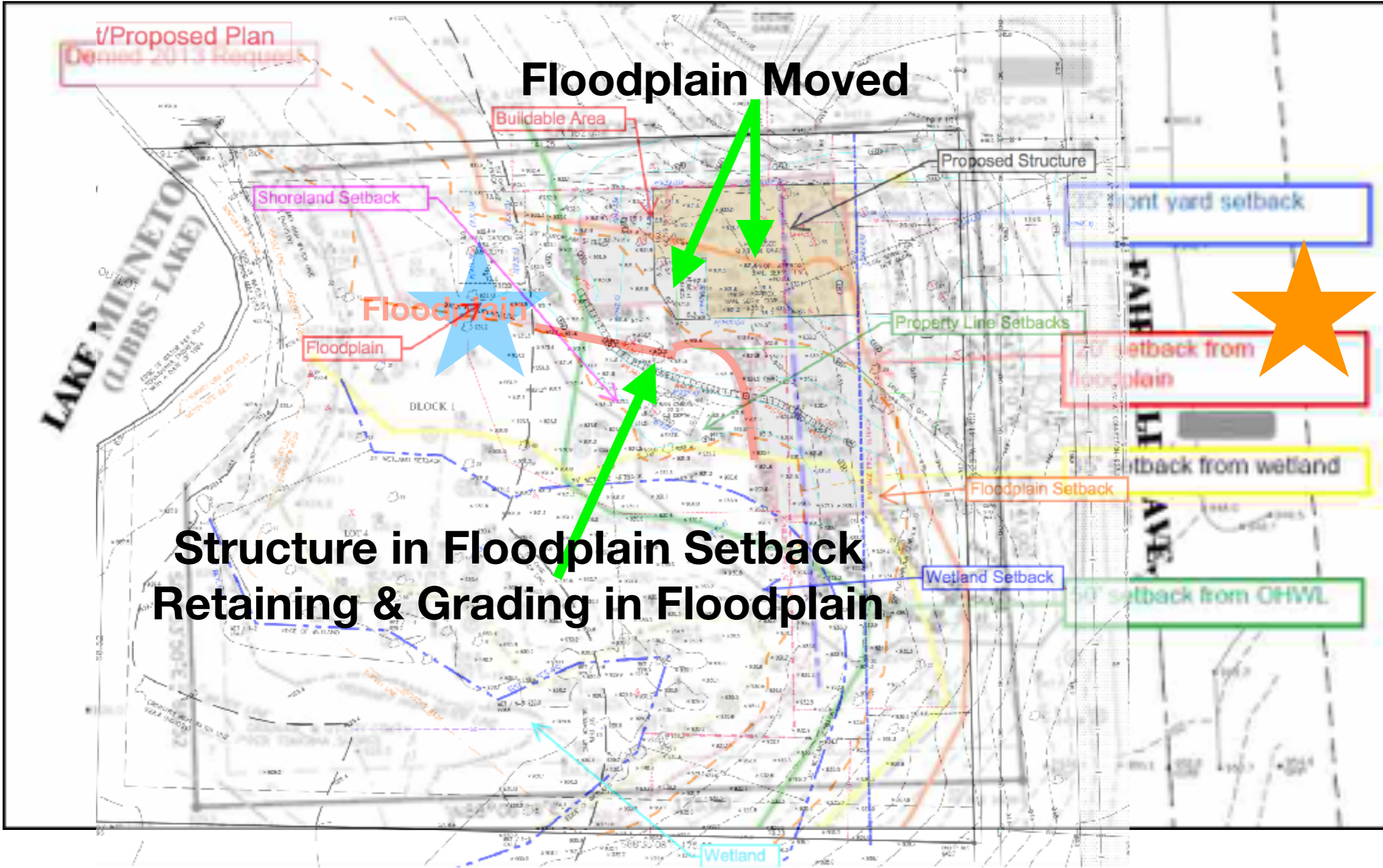
35' setback from wetland

50' setback from OHWL



t/Proposed Plan





Floodplain Moved

**Structure in Floodplain Setback
Retaining & Grading in Floodplain**

t/Proposed Plan
Denied 2013 Request

Buildable Area

Proposed Structure

Shoreland Setback

Front yard setback

Floodplain

Property Line Setbacks

Floodplain

Setback from floodplain

Floodplain Setback

Setback from wetland

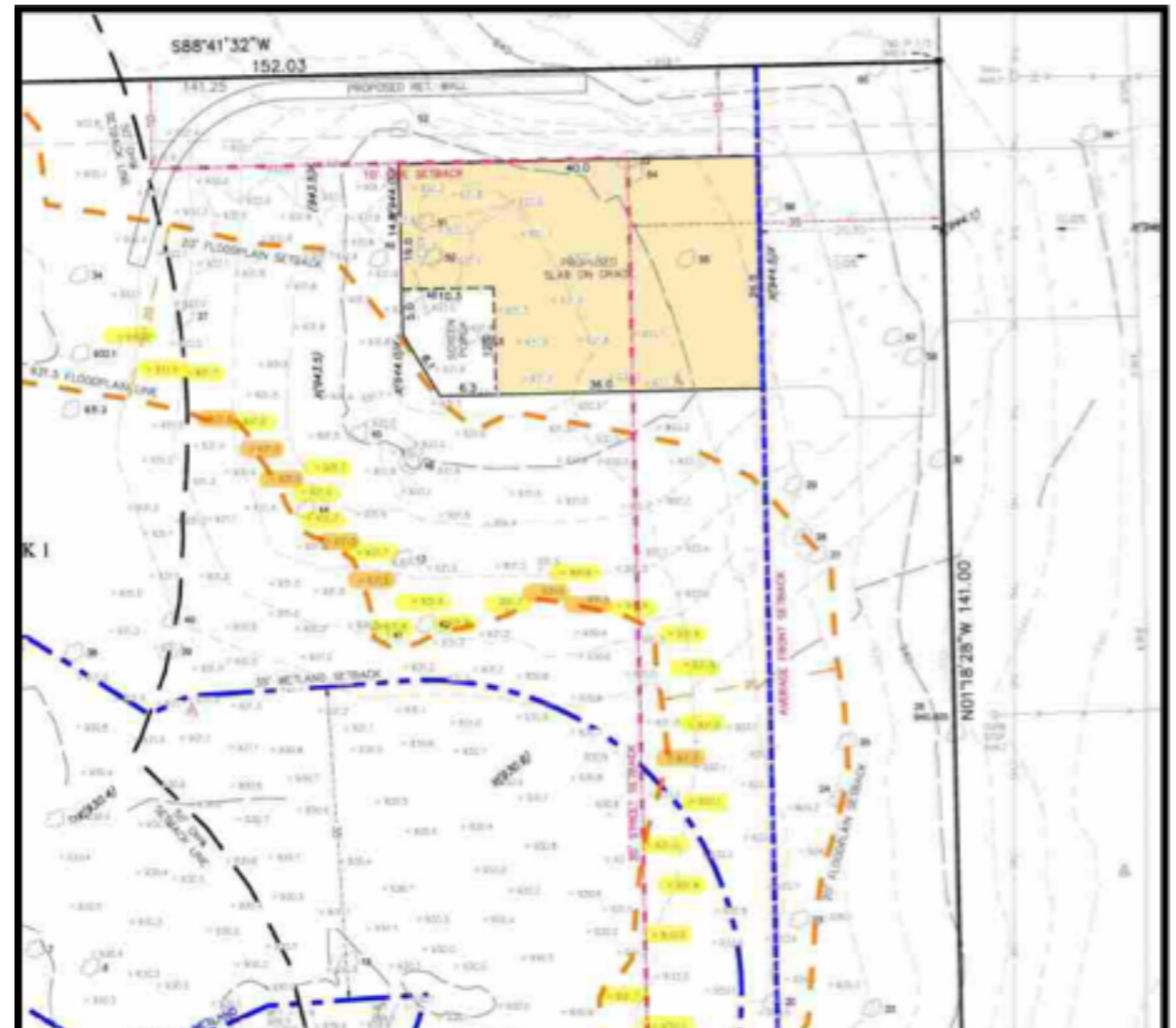
Wetland Setback

Setback from OHWL

Wetland

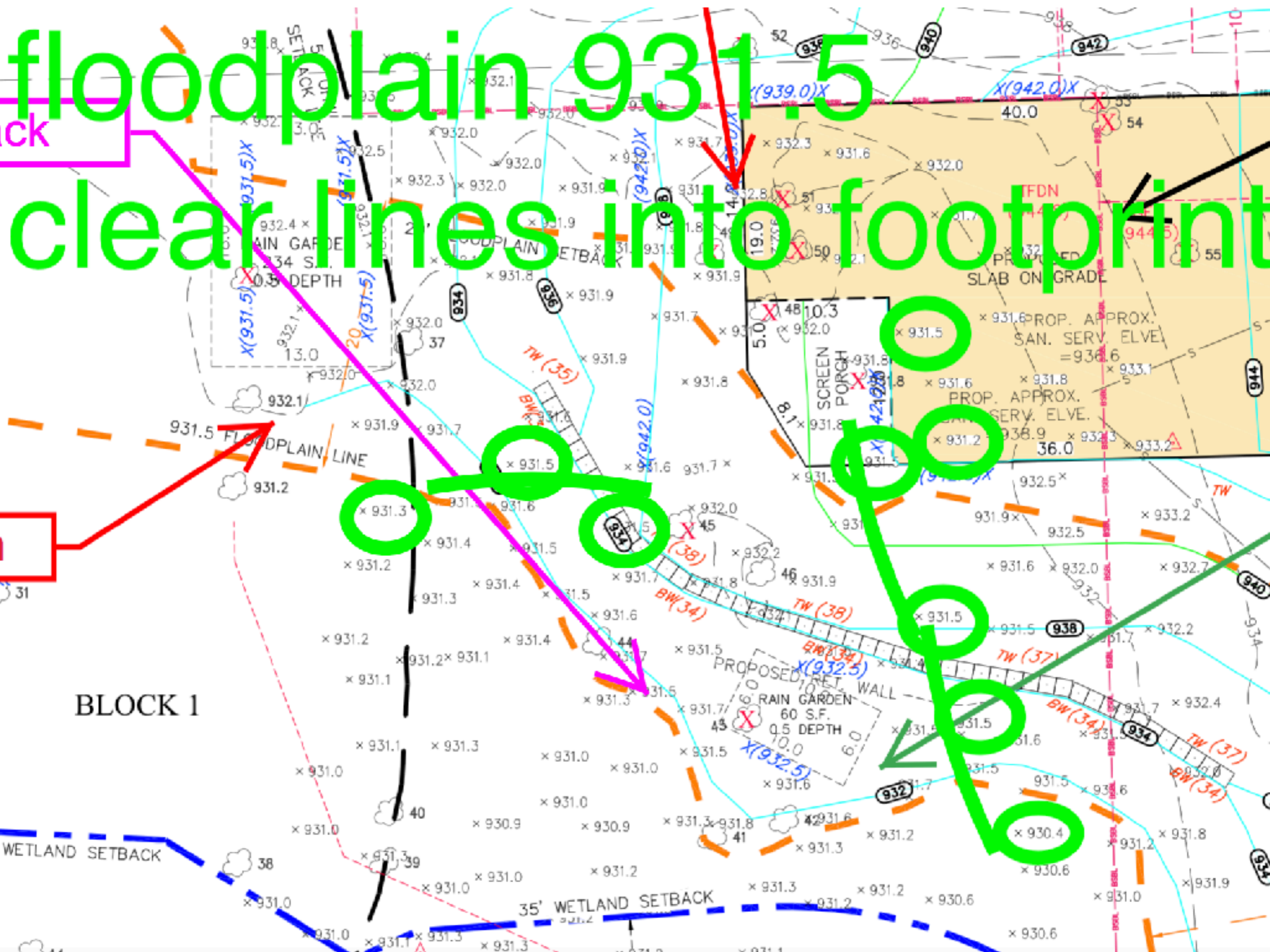
Floodplain

The proposed grading plan shows some “spot” elevations that are at or below the floodplain elevation, 931.5 feet, but are located above, or northeast of, the floodplain line. Staff has reviewed the elevation points and the floodplain line provided and, in concurrence with watershed staff, finds that the location of the applicant’s 931.5-foot floodplain line is reasonable. The spot elevations along the floodplain line create a ridge (see orange and yellow spot elevations on the next page) that is at or above the 931.5-foot elevation. The property elevation plateaus or drops downward slightly in certain locations as one moves above, or northeast of, the floodplain line, but all of these lower areas are disconnected from the portion of the property that is below the connected floodplain contour (931.5-foot elevation). As such, these lower spot elevation areas are not considered within the floodplain.



floodplain 931.5

clear lines into footprint



BLOCK 1

WETLAND SETBACK

35' WETLAND SETBACK

FLOODPLAIN LINE

RAIN GARDEN
60 S.F.
0.5 DEPTH

SCREEN PORCH

PROPOSED RET. WALL
RAIN GARDEN
60 S.F.
0.5 DEPTH

TFDN

SLAB ON GRADE

PROP. APPROX. SAN. SERV. ELVE. = 936.6

PROP. APPROX. SAN. SERV. ELVE. = 938.9

TW (37)

BW (34)

TW (37)

BW (34)

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t/Proposed Plan
Denied 2013 Request

Floodplain Moved

Buildable Area

Proposed Structure

Shoreland Setback

Front yard setback

Floodplain

Property Line Setbacks

Floodplain

Setback from floodplain



Setback from wetland

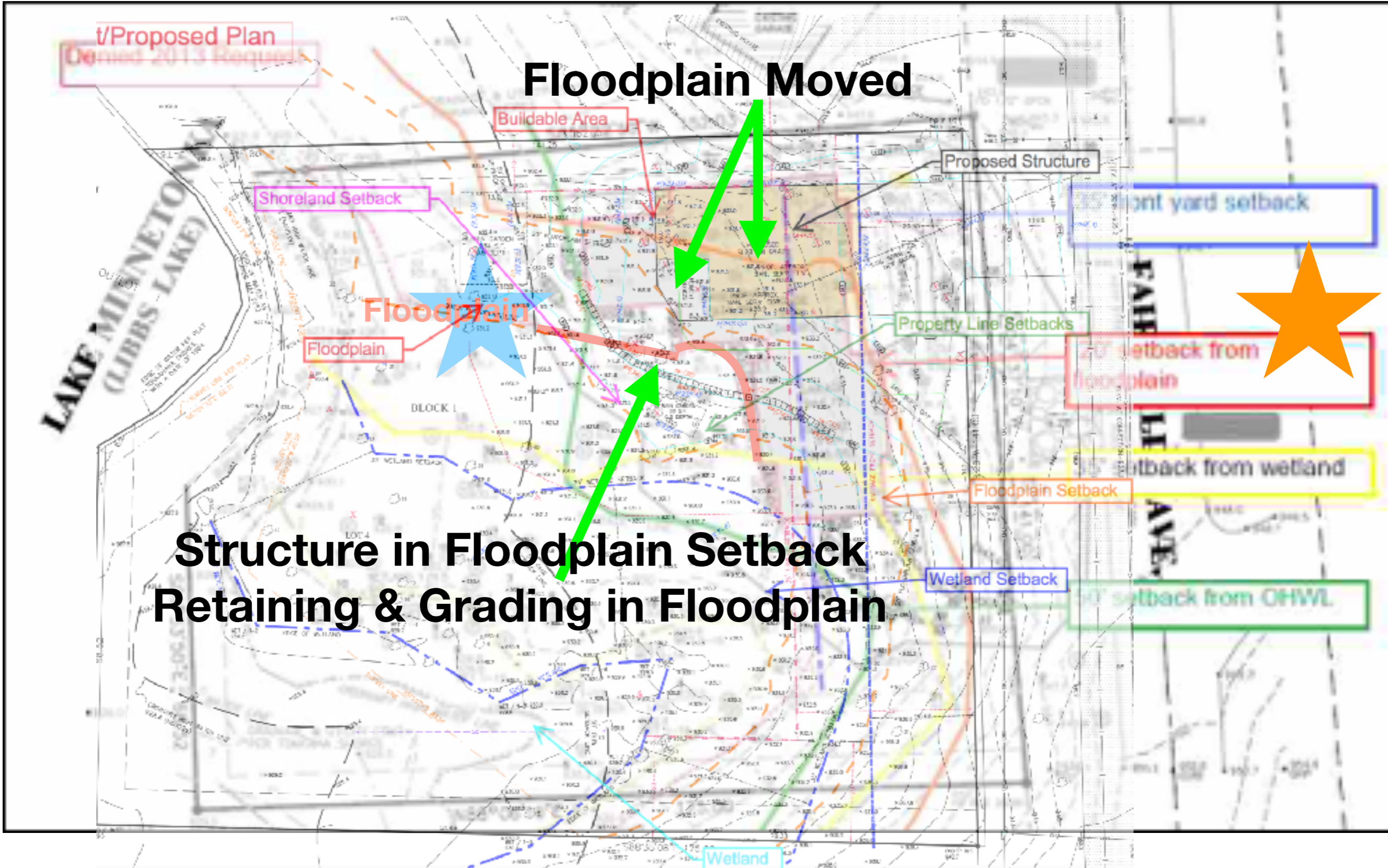
Floodplain Setback

Structure in Floodplain Setback Retaining & Grading in Floodplain

Wetland Setback

Setback from OHWL

Wetland



Denied 2013 Request

Floodplain Moved

floodplain 931.5
clear lines into footprint

Floodplain

35' front yard setback

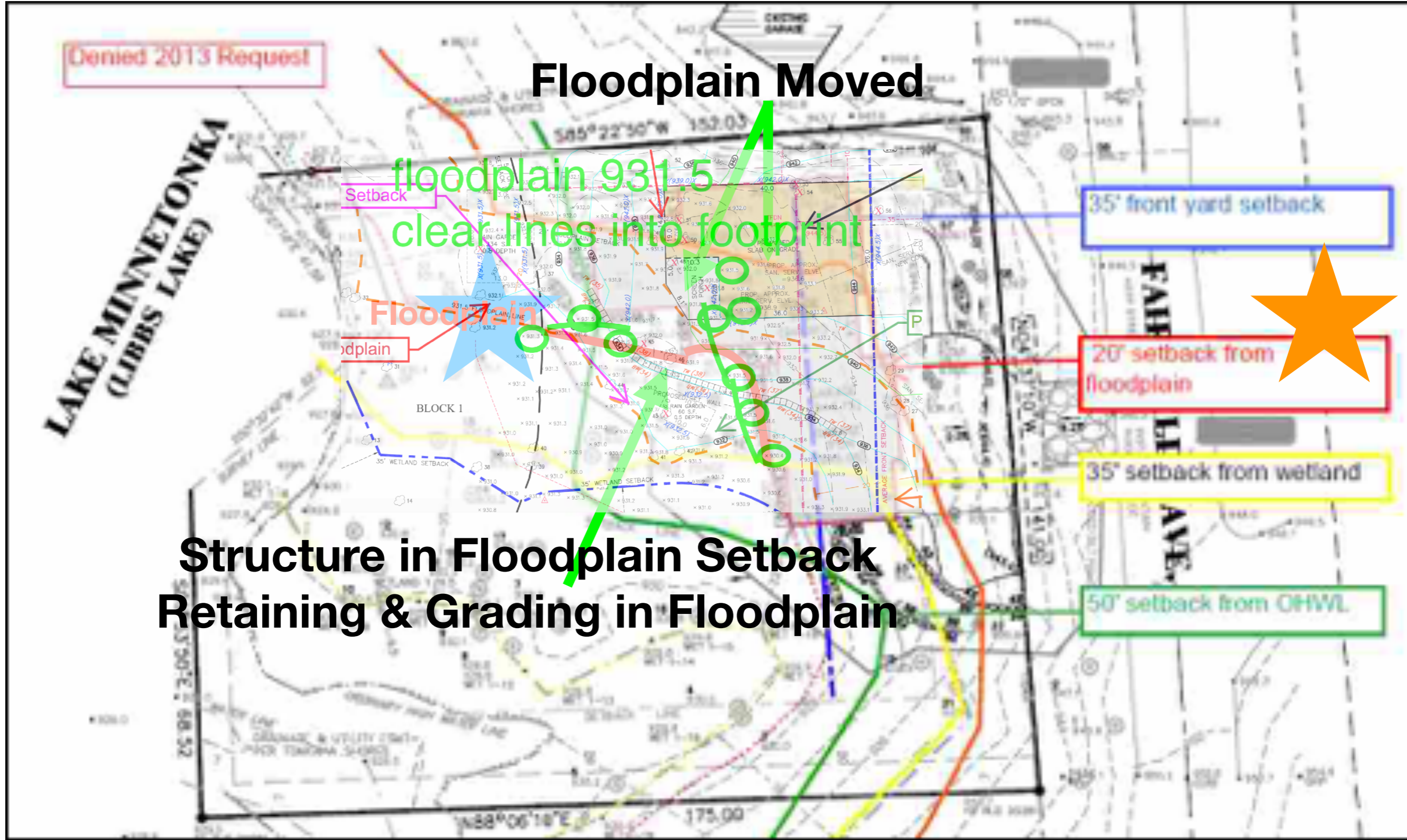
20' setback from floodplain

35' setback from wetland

50' setback from OHWL

Structure in Floodplain Setback Retaining & Grading in Floodplain

LAKE MINNETONKA
(CLIBBS LAKE)



[Public Works](#)[Engineering](#)[Bid on a City Project](#)[Projects](#)[Water Resource Management](#)[2016 FEMA Map Updates](#)[Storm Water](#)[Watershed Districts](#)[Benchmarks](#)[Government](#) » [Departments](#) » [Public Works](#) » [Engineering](#) » [Water Resource Management](#) »

2016 FEMA Map Updates

Font Size: [Share & Bookmark](#) [Feedback](#) [Print](#)

The [Federal Emergency Management Agency \(FEMA\)](#) examined the City of Minnetonka's flood risks and updated the city's flood hazard maps in 2016. These map changes are a mandated requirement by FEMA.

Floodplain ordinance

To comply with FEMA's requirements, the city updated its floodplain ordinance in 2016 to recognize new flood hazard maps.

The updated flood hazard maps, or Flood Insurance Rates Maps (FIRMs) changed in three primary ways:

- New elevation and modeling data for Minnehaha Creek
- New elevation and modeling data for Nine Mile Creek
- All other areas are a digitization of the boundaries that were outlined in the 2004 FEMA maps (the last FIRM update)

What does this mean for my property?

Depending upon the location of your property in relation to the flood boundary, you may be in one of three scenarios:

1. The flood boundaries show the structure mapped within the floodplain.

The structure has been identified in a higher-risk flood zone, known as a Special Flood Hazard Area (SFHA). This area is shown on the flood hazard map – also known as a Flood Insurance Rate Map (FIRM) – as a zone beginning with the letters A or AE. If you have a mortgage from a federally regulated or insured lender and the structures on the parcel are within the SFHA, then by federal law your lender must require you to carry flood insurance.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly those local drainage basins of small size. The community map regularly should be consulted for precise updates or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFE) is shown, Base Elevation (BE) data are shown, users are encouraged to consult the Flood Hazard and Property Data and Summary of Available Elevation Data contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on this FIRM represent rounded whole foot elevations. These data are provided for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be used in conjunction with the FIS Report for purposes of structural engineering and other management.

Coastal High Water Mark elevations shown on this map apply only to areas of U.S. National Coastal Wetlands (as defined in 16 CFR 15.002). Users of this FIRM should be aware that coastal high water elevations are also provided in the Summary of Available Elevation Data in the Flood Insurance Study Report for the jurisdiction. Elevation points in the Summary of Available Elevation Data should be used for construction and floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were coincided at cross sections and interpolated between cross sections. The floodways were based on hydraulic control points with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 Flood Protection Features of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The procedures used in the preparation of this map were described in the Flood Insurance Study Report for this jurisdiction.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO LIMITATION BY THE 1% ANNUAL CHANCE FLOOD
 - Zone AE (EL 931)
 - Zone A (EL 931)
 - Zone X (EL 931)
 - Zone V (EL 931)
 - Zone D (EL 931)
 - Zone C (EL 931)
 - Zone B (EL 931)
 - Zone A (EL 931)
 - Zone X (EL 931)
 - Zone V (EL 931)
 - Zone D (EL 931)
 - Zone C (EL 931)
 - Zone B (EL 931)
- REGULATORY AREA IN ZONE AE
- STANDARD FLOOD AREAS
 - Zone X (EL 931)
 - Zone V (EL 931)
 - Zone D (EL 931)
 - Zone C (EL 931)
 - Zone B (EL 931)
- UNDEVELOPED LAND SUBJECT TO 1% ANNUAL CHANCE FLOOD AREAS WITH FLOOD HAZARD AREAS
- CONTIGUOUS EMERGENCY SERVICES SYSTEM (CESS) AREAS
- STANDARD FLOOD AREAS (SFA)
 - Zone X (EL 931)
 - Zone V (EL 931)
 - Zone D (EL 931)
 - Zone C (EL 931)
 - Zone B (EL 931)
- 1% ANNUAL CHANCE FLOOD BOUNDARY
- 5% ANNUAL CHANCE FLOOD BOUNDARY
- FLOODWAY BOUNDARY
- Zone D Boundary
- Zone C Boundary
- Zone B Boundary
- Zone A Boundary

ZONE AE
(EL 931)

LIBBBS LAKE

BLVD

PL

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
HENNEPIN COUNTY,
MINNESOTA
(ALL JURISDICTIONS)

PANEL 328 OF 500
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MINNETONKA, CITY OF	270173	0328	F
WATZATA, CITY OF	270188	0328	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

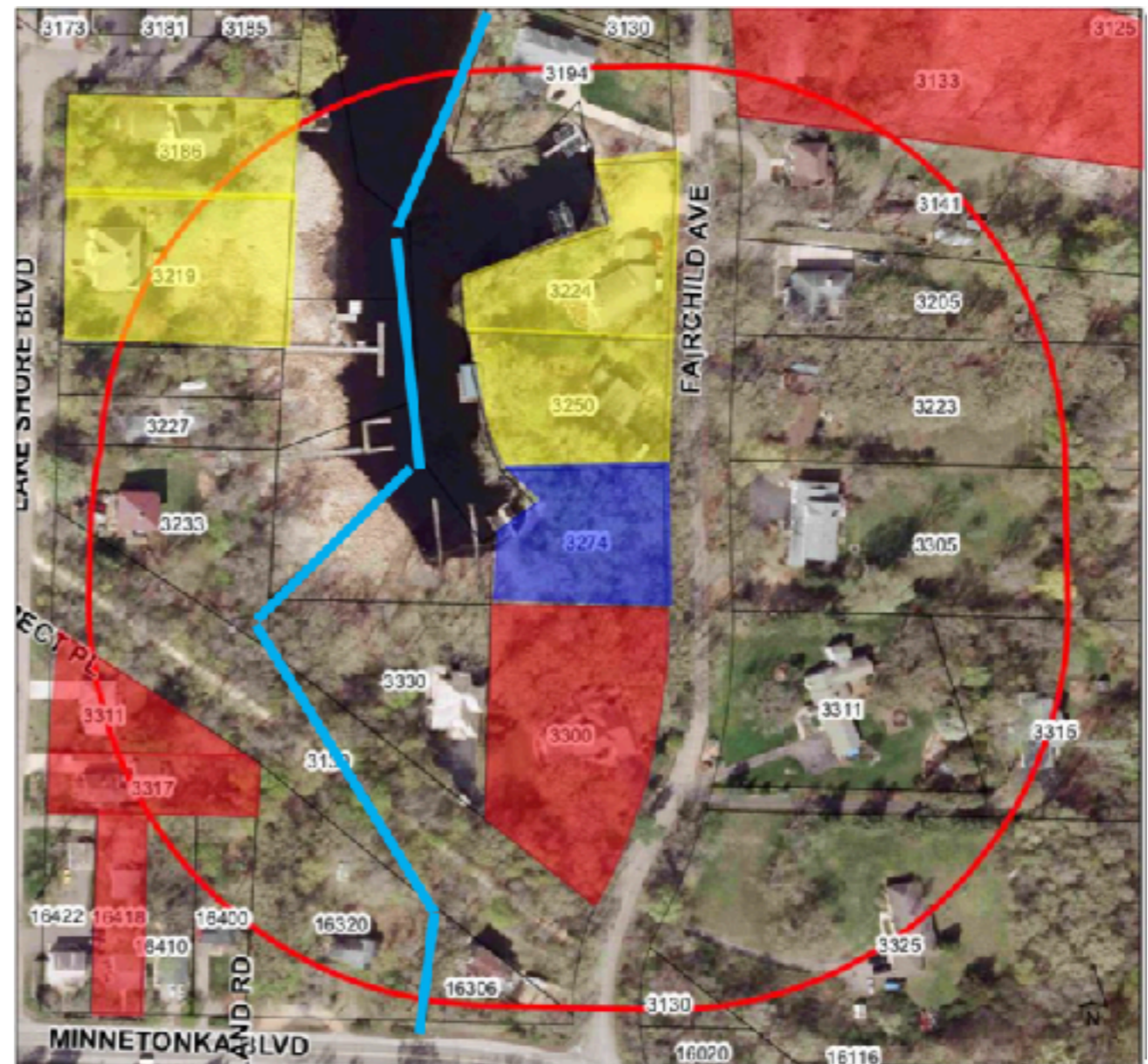


MAP NUMBER
27053C0328F
MAP REVISED
NOVEMBER 4, 2016

Federal Emergency Management Agency

- **Efforts to obtain additional property should be exhausted.** The property to the west of the subject lot is vacant and currently used for dock access for the home at 3330 Fairchild Ave. Staff is unaware of the applicant's attempts to acquire a portion of this property. However, the lot would still be deemed undevelopable even with additional property, as it would have non-conforming buildable area size and buildable area dimensions.
- **The house should be designed to fit the dimensional constraints of the lot and conform to all setback requirements.** The proposed home meets all setback requirements, with the exception of the front yard setback.

The size and dimensional standards of the lot should be consistent with the average neighborhood lot area. The proposed lot is 19,750 square feet in area. The median lot size within 400 feet of the subject property is 29,139 square feet. However, 29 percent of the lots, with principle structures, within this area are below the city code lot size requirement (22,000 square feet). In addition, the median lot size of properties within 400 feet of the subject property and access to Libb's Lake is only 24,253 square feet. While the lot would be smaller than the median lot within the area, staff finds that the existing lot size is reasonably sized to accommodate a principle structure.



		In order			Sorted	
		Land sqft	house sqft	individual FAR	Land sqft	house sqft
N=14 properties on Fairchild		24507	3066	0.125107112	19442	2365
		23876	5391	0.22579159	23876	2470
		24253	3842	0.158413392	24253	2522
		19442	4703	0.241898982	24507	3036
		42003	4894	0.116515487	29132	3066
		126650	3036	0.023971575	40363	3106
		89790	4040	0.044993875	42003	3386
		55931	2365	0.042284243	55931	3842
		103617	2522	0.024339635	89790	4040
		122613	3386	0.027615343	103617	4231
		40363	4231	0.104823725	121298	4703
		121298	2470	0.020363073	122613	4812
		203469	3106	0.015265225	126650	4894
		29132	4812	0.165179184	203469	5391
	average	73353.1429	3704.57143		73353.1429	3704.57143
	median	48967	3614	0.0749088	48967	3614
	Average FAR	0.05050324				
	Median FAR	0.07380481				
	Proposed FAR	0.09				

- **If the property is and has been assessed and taxed as a buildable lot, strong consideration will be given to dimensional and setback variances.** The property has not been taxed as a buildable lot.
- **If an undersized lot was in common ownership with an adjacent lot after adoption of the zoning ordinance, then no hardship exists.** The property is owned in common ownership with the property across the street. Per city code, this is considered common ownership.

- **If an undersized lot was purchased after adoption of the zoning ordinance, then the hardship is self-created.** The subject home was purchased in 2014. As

g of Oct. 8, 2020

: Culotti, 3274 Fairchild Ave.

Page 7

such, the property owner should have purchased the property with full understanding of the buildability issues of the property.

The Subjective

First, the subject **property is unique**. There are just over 13,600 properties in Minnetonka zoned R-1, low-density residential. Based on most recent available data, 266 of these are privately-owned, vacant lots. Of these, only seven lots are considered non-conforming, have buildable status under the zoning ordinance¹, have frontage on a public street, and are currently owned in common with adjacent properties or properties across the street. The subject property is one of these seven. In other words, the subject property **is similar to only 0.05 percent of the R-1 properties in the community.**

Second, the size and dimensions of the property are reasonable for a modestly sized principal structure.

- **Screenshot below from denied Hagberg Proposal**

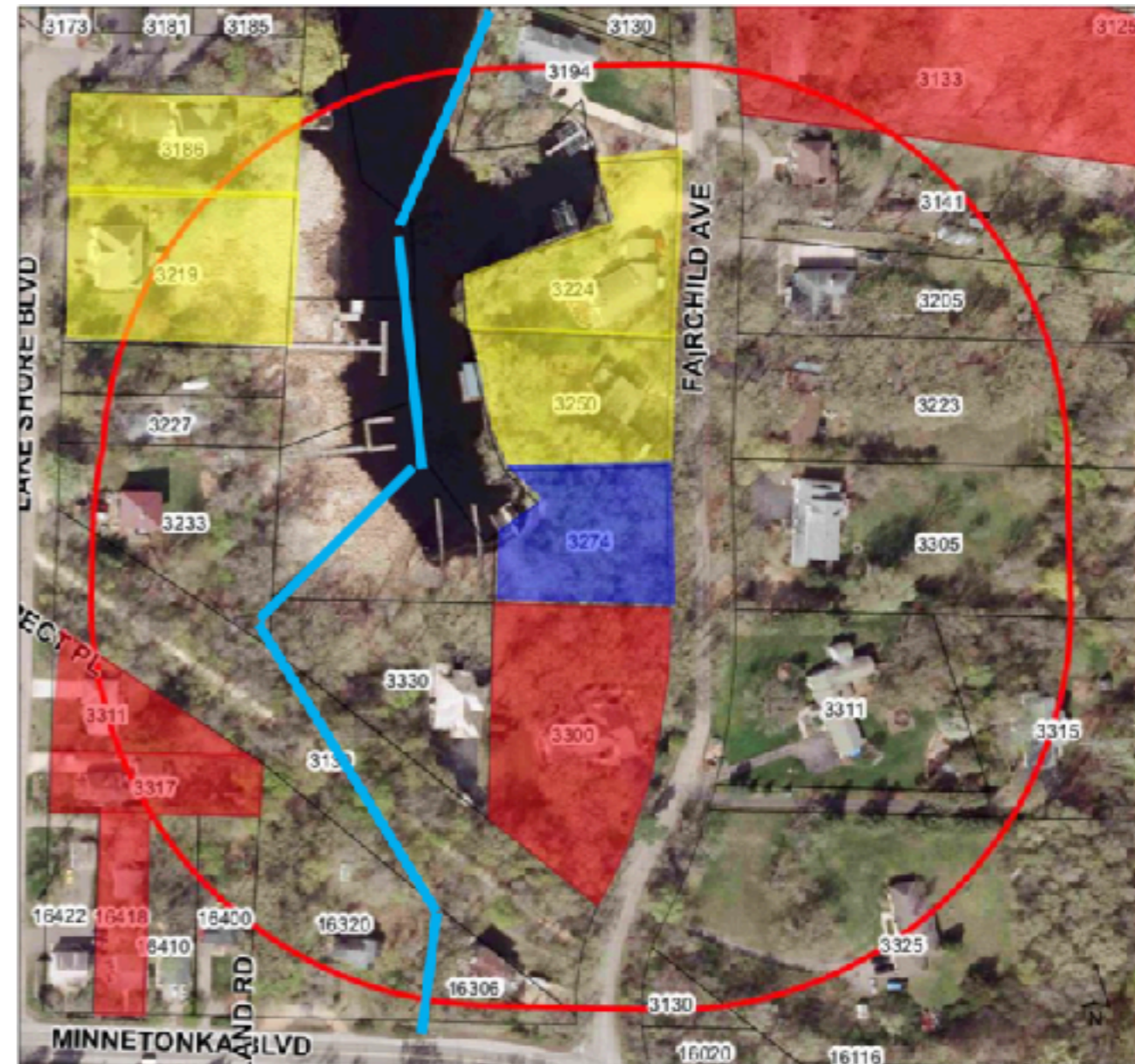
Staff Comment

Staff does not support the applicant's variance requests for two primary reasons: (1) the property's lack of buildable area; and (2) the inconsistency with variance standards.

- 1) **Buildable Area:** The subject property does not meet current buildable area standards. It has only 700 square feet of buildable area. The property is and has historically been assessed as unbuildable. The property has a current assessed value of \$20,700. This is substantially less than surrounding buildable properties. Given

Third, declaring the proposed lot developable **would not alter the essential character** of the neighborhood. Specifically, 29 percent of lots within 400 feet of the subject property, and improved with a single family home, are less than 22,000 square feet in area. Several of these lots are encumbered by wetland, shoreland, and floodplain setbacks and, thus, have non-conforming or very small buildable areas.

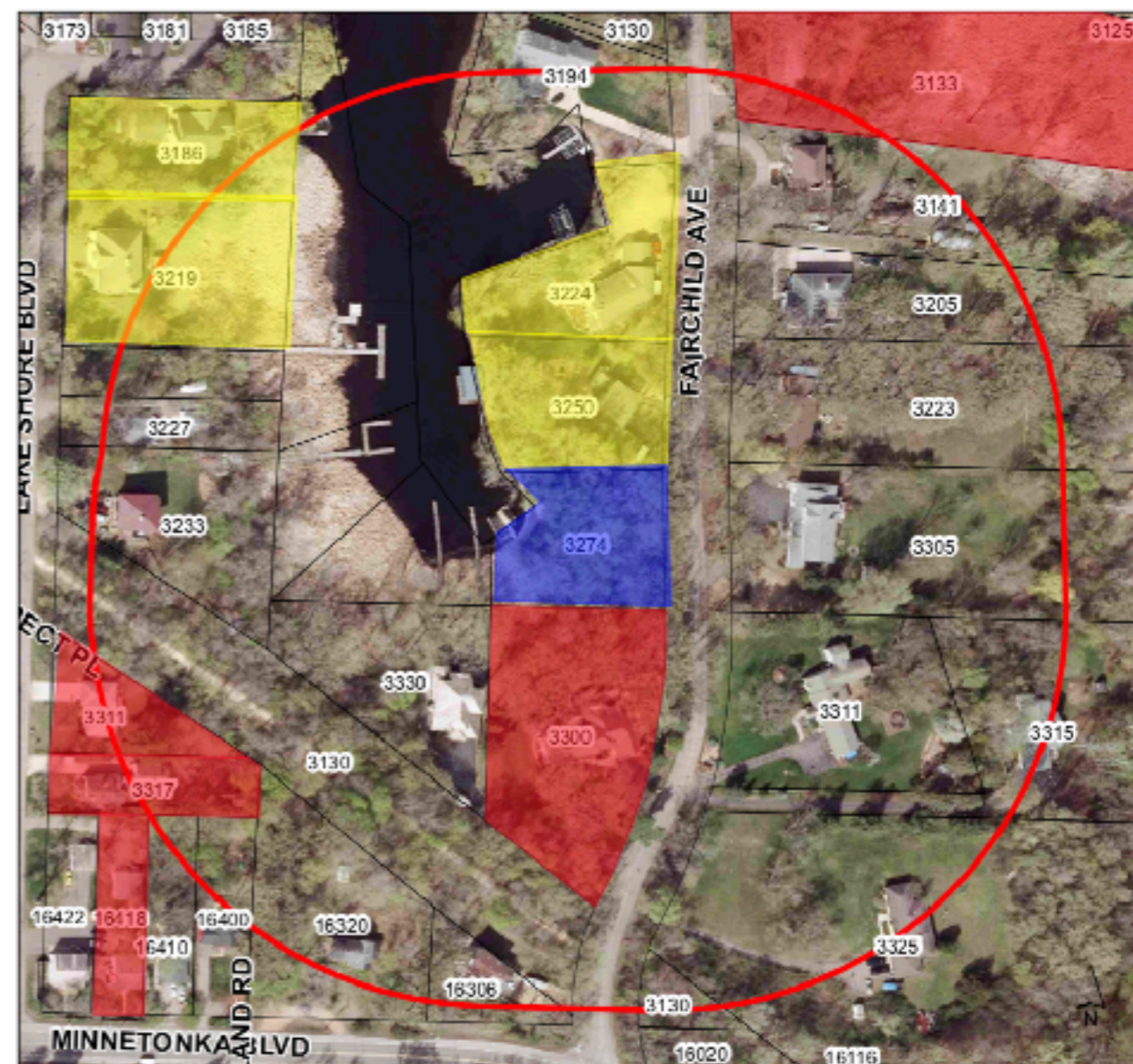
- Not the Fairchild Neighborhood
- There are no other 1000sq ft 1 bed 1bath 1 combined kitchen/dining/living homes



Finally, the proposed home is a **reasonably sized** in comparison to the homes within the neighborhood. The subject home size is **slightly smaller than the median** home size of homes within 400 feet of the subject property. In addition, the proposed home's floor area ratio (FAR) is smaller than the median FAR within the neighborhood.

	Median Lot Size	% of undersized lots with single-family home	Median Home Size	Median FAR
Properties within 400 ft. of the subject lot	29,139 sq. ft.	33% (7 out of 24)	2,767	0.11
Subject Request	19,759 sq. ft.	N/A	1,800	0.9

- Not Fairchild Ave (median = 3614)
- $1040/700=1.48$ or
- 148% of buildable area
- Footprint vs buildable area



Variance Standard

By City Code §300.07(1)(a), A variance may be granted from the requirements of this ordinance including those placed on nonconformities. A variance is only permitted when it is in harmony with the general purposes and intent of this ordinance and when the variance is consistent with the comprehensive plan. A variance may be granted when the applicant establishes that there are practical difficulties in complying with this ordinance. Practical difficulties means that the property owner proposes to use the property in a reasonable manner not permitted by this ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, would not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

2040 Comprehensive Plan Update



Overall Development Review Criteria

It is expected that there will be continued pressure to develop the small amount of vacant land remaining in the city and allow new opportunities for redevelopment projects. As development and redevelopment projects are submitted to the city for review, it is imperative that the 2040 Comprehensive Guide Plan be consulted to determine the projects consistency with the policies and implementation tools established in each chapter of the plan.

The determination of consistency with the comprehensive plan, meaningful public engagement and adherence to city regulatory requirements generally results in successful projects that benefit the project proposer and the public. The following review criteria are designed to provide guidance and assist in the review of development projects by the city.

1. All Development

- A. Determine consistency of the project with the appropriate overall policies.
- B. Utilize resource protection measures included in the zoning and subdivision ordinances to:
 - encourage clustering of buildings and uses to preserve woodland preservation areas,
 - high priority and significant trees, and other resource areas on properties, and
 - obtain conservation easements, where appropriate, as part of the development review process to protect important natural resource features.
- the preservation of natural site characteristics such as open space, steep slopes, water and vegetation

- **Existing Vegetation:** The property has been undeveloped to-date. Therefore, the property has a significant amount of high priority and significant trees. The site has 13 high priority trees and 43 significant trees.

2. Residential Development

Although the city will continue to maintain the ½ acre minimum lot size in established single family neighborhoods, several initiatives are included in the 2040 land use plan to encourage alternative and creative uses of

Land Use Category Comparison to Zoning Ordinance Districts Existing Zoning Map

Table 3-3 Existing Zoning Districts

R-1 Low Density Residential District	Single family detached dwellings in areas where such development is consistent with the low density residential designation of the comprehensive plan and compatible with surrounding land use characteristics. Development shall occur at densities not exceeding 4 dwelling units per acre.	Lot Area Minimum: 22,000 square feet
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Framework Questions

Summary

- Does not meet all setback requirements without **changing floodplain & requires setback variance**
- Dimensional standards are **NOT consistent with the neighborhood**
- Buying additional property would **not make this buildable**
- The house **does not fit** the constraints of the lot
- It has **not been taxed** as buildable & **Does have reasonable use**
- Lot is in common ownership and **therefore no hardship exists**
- Property purchased after zoning, **therefore hardship self-created**

Staff believes the property is unbuildable, and it has been valued as such by the city for many years. The city is not obligated to allow a structure to be built on the lot. The lot still has significant value as an unbuildable parcel because it continues to be used to provide lake access by a group of lots in the surrounding area. Those are permitted under the city's ordinances.

Please let us know if you want to proceed with your current application or if you would like some time to re-evaluate your plan.

Thank you,
Ashley Mellgren

Ashley Mellgren | Planning Technician | City of Minnetonka

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A17

HAGBERG AND STROM
3274 FAIRCHILD AVENUE
#12048.12A

From:
To: [Susan Thomas](#)
Subject: Fwd: Plateau HealthCare Project - Brad Wistrom objections
Date: Tuesday, October 20, 2020 3:48:30 PM

Susan, I'm watching vehicles attempting to climb the steep hill we referenced below this afternoon in our snowy conditions.

Several without success, so much so that they back down the hill, turn, and head back west to Baker Road.

Plateau's driveway at the base of this hill this afternoon, would be a definite problem, for their staff, residents, us, and the on going traffic.

Especially those coming over the top of the hill heading west, in our wet, sloppy, conditions.

Plateau's parking needs, the types of vehicles there, the road conditions for a good portion of the year,

All point out that Plateau's project DOES NOT belong in our area!!

Thank you,

Brad Wistrom

Sent from Xfinity Connect Application

-----Original Message-----

From:
To: stthomas@minnetonkamn.gov
Sent: 2020-10-20 2:04:58 PM
Subject: Fwd: Plateau HealthCare Project - Brad Wistrom objections

Susan, per my call to you, leading up to this weeks scheduled meeting of October 22nd on Plateau's plans,

and referencing our earlier exchanges, (recall I'm almost directly across the street at 12618 Lake Street Extension from this proposed project.)

I have the following additional comments based on my original memo to you, discussions with my neighbors, and a review of Plateau's revised plans.

1. The proposed facility is too large for the character of our neighborhood, realizing that up to six residents would normally be permitted on a single family lot. The size here is double that on a small lot.

2. Being staffed 24 hours a day, resulting in people coming and going at all hours, is a definite problem for us, especially me and Carol and Don Colvin, on our very narrow street. Auto headlights in the evenings and night coming through our living room and bedroom windows, alternate parking being permitted on the street and circle directly alongside my house, etc. would affect the use of my and the Colvin's house day and night.

3. Plateau's revised Plans appear to include moving the driveway from it's originally planned location farther to the east, bringing the resulting ingress/egress to the facility even closer to my house.

4. The resulting effect on our Property Values as a result. Not as many buyers would either be interested in such a purchase next to the proposed facility or the value of any sale would be substantially decreased as a result.

5. While "Traffic" in and of itself is frequently not a valid objection to a project, the types and kinds of traffic the Plateau facility would produce are.

A fully staffed facility, residents, delivery trucks for supplies, family members visits etc. will lead to increased traffic at all hours.

This traffic will also include ambulances given the residents Plateau plans on serving. Most likely more than an "occasional" need once Plateau becomes fully operational.

6. Plateau continues to minimize "traffic" with comments as to what Plateau claims to be a lightly traveled street.

This simply isn't true. Besides there are safety considerations on our street that have been deliberately downplayed by Plateau.

Looking east from the site, there is the large hill with Plateau's access driveway very close to the base of it.

This area, as pointed out previously, is a major problem in the winter in particular! (including last night, we had our first cars sliding on the hill with our freezing temperatures, wet pavement)

Even during daylight hours, I'm waiting constantly in my driveway to access to Lake Street Extension which is already a busy access road to Highway 7 and Shady Oak Road, during non peak hours of the day !

Plateau's proposed driveway at the bottom of this hill and the resultant activity and safety concerns will be a problem for both east and west drivers on Lake Street Extension as well as for us as residents.

That includes the vehicles entering, exiting, the Plateau facility as well as the employees there and Plateau's residents. .There are no sidewalks in our area!

Individuals will need to walk along, cross the street, people who Plateau has noted are already disadvantaged.

7. The City of Minnetonka and you have expressed concerns earlier with Plateau's impact on the storm water drains in the area, resulting in Plateau's revised plans.

The revised Plan, with it's corresponding parking lot for 10-12 cars if not more, (if their lot is full parking immediately alongside my house is a distinct possibility since i'm directly across Lake Street Extension) can only lead to increased runoff to the existing storm water system of the City.

Further, note Plateau's proposed garage area does not appear to be paved. This apparently can be done later without a permit if this facility is built? If that happens the City will be again faced with a runoff problem.

Conclusion

1. I'm a little surprised first of all that Plateau would undertake a project like this without first consulting us as a neighborhood group.

2. Especially those of us who are immediately affected. (Mr. Barry Stock has apparently now visited with the Colvin's and the Louwagie's, he has not visited, called me)

3. Regardless of the above:

This kind of a facility simply DOES NOT fit our quiet residential area !!

I'll be looking forward to this Thursday's meeting accordingly, voicing my opposition to this proposed project.

Thank you!

Brad Wistrom

From:
To: [Susan Thomas](#)
Subject: Comments for Today Planning Commission Meeting
Date: Thursday, October 22, 2020 2:59:46 PM

Dear Susan,

I just submitted the below comments via the comment form for tonight's planning commission meeting, regarding 12701 Lake Street Extension/ Plateau Healthcare. However, I'm not sure if the formatting went through quite right, so if you prefer- you can include the comments below with formatting intact.

Thank you very much,
-Tom and Jen
4125 Windridge Cir

The spirit of the zoning codes is not being honored:

We are concerned that the **spirit** of the zoning codes are not being honored if this 12-person building is approved in this residentially zoned neighborhood. We can see how a **six-person** facility could be justified and could "fit in" with a residentially zoned area. **However, going from a six person to a 12 person facility**, with 18 to 27 parking spots and an average of **30 car trips per day dramatically changes the picture. This feels squarely like a commercial building meant for a commercially zoned area of the city.**

If your neighbor's house was torn down and a 6500 sq ft facility with 18 to 27 parking spots replaced it, wouldn't that make you feel like this is no longer a residential neighborhood?

There is a discrepancy related to number of ambulance calls outlined. It is stated in letter to neighbors and the proposal that there is a projection of .03 emergency runs per resident per year. When discussed directly with the project manager, he said that the number may be significantly higher, which causes concern for noise nuisance/disturbances when reflecting on this type of patient population.

The Minnetonka 2030 Comprehensive Plan states, "Additionally, while not all older homes are affordable, older homes tend to be the more affordable housing stock in Minnetonka. The preservation of these homes is critical to providing homeownership opportunities for those who could normally not afford to live in the community." Having a 12-person facility in the middle of this neighborhood would affect property values and affordability of housing, which appears to go against this statement in the Plan, as the current house is an older and established home.

Concerns about the pace of growth and patient care at Plateau Healthcare:

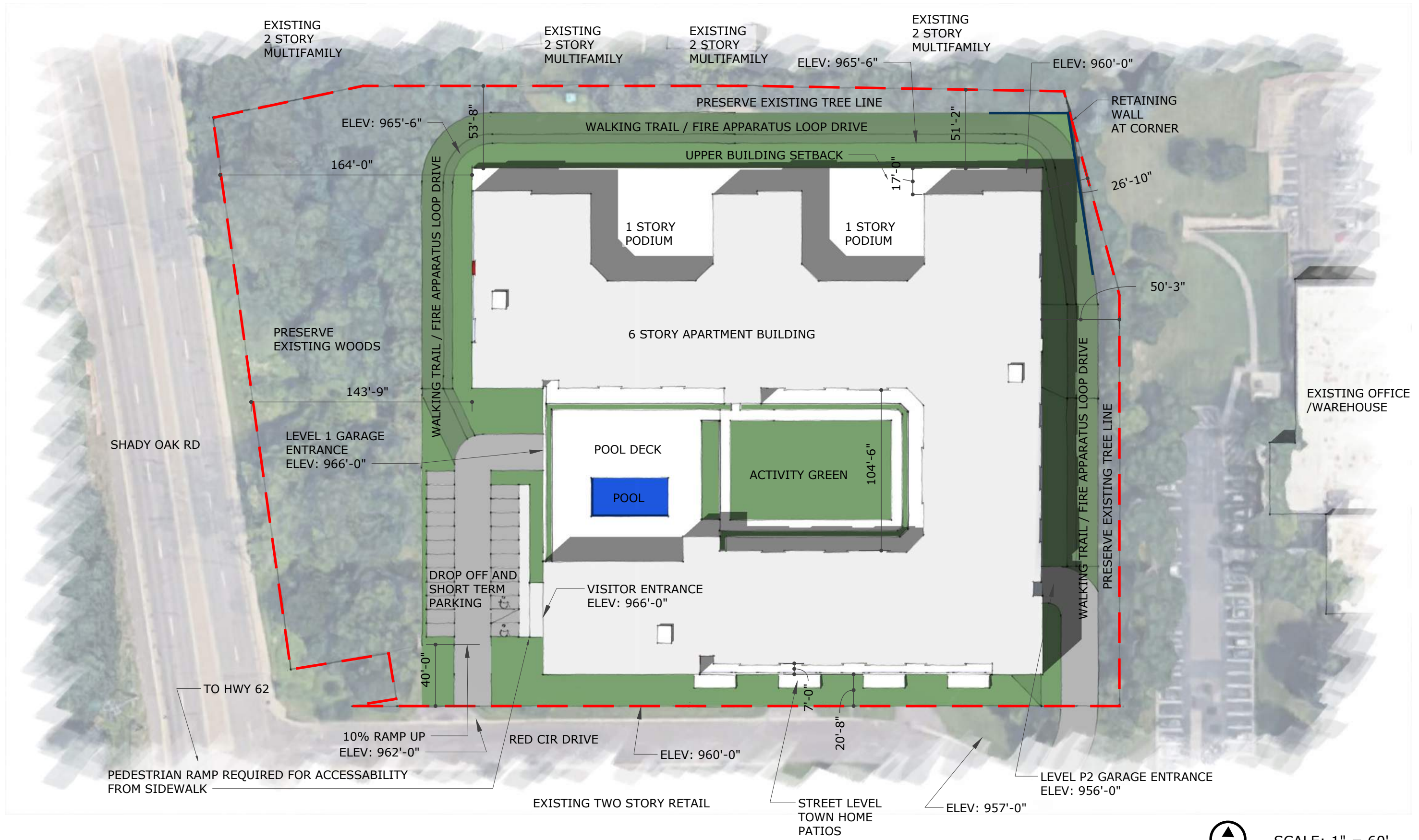
In 2017 when Plateau Healthcare purchased a lot for their 4,000 sq ft facility, they also had a negligent death occurrence the same year, which is public information from the MN Dept of Health, and was referenced in a 2018 news article. With them planning to build/establish three facilities in one year, one of which will be their largest at 6,500 sq ft, is it possible that there will be further occurrences of patient safety?

What are the age demographics of Plateau patients, say, for the past 3 years? We request a review of this information to confirm the age demographics do indeed match the Minnetonka 2030 comprehensive plan. (And what ages are being used to define seniors vs elderly?)

Neighborhood ill-suited to this patient population:

We are concerned about the safety of Plateau patients and staff/family members if walking activities in the neighborhood are pursued. Residents will not be able to walk/move easily beyond the confines of the lot since there are no sidewalks and it would not be wise/safe to walk with someone in a wheelchair on Lake Street Extension. In addition, Windridge Circle Street/cul-de-sac likely wouldn't be utilized as a walking option, as it provides the closest access to walking off Lake Street Extension from the proposed project. The purpose of our street/cul-de-sac is not to facilitate business operations.

We, a business owner and a registered nurse, are concerned about the aggressive business timeline of Plateau's three building projects and the impact on patient care and outcomes. Once the building is built, what is their timeline to hire and train staff, admit patients, etc. What is their care rollout plan?



SCALE: 1" = 60'

