

**Minnetonka Planning Commission
Virtual Meeting
Minutes**

Dec. 3, 2020

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, Senior Planner Ashley Cauley, Planner Drew Ingvalson, Natural Resources Manager Leslie Yetka, Water Resources Engineer Sarah Schweiger, and IT Technicians Gary Wicks and Joona Sundstrom.

3. Approval of Agenda

Powers moved, second by Waterman, to approve the agenda as submitted with modifications provided in the change memo dated Dec. 3, 2020.

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

4. Approval of Minutes: Nov. 19, 2020

Maxwell moved, second by Powers, to approve the Nov. 19, 2020 meeting minutes as submitted.

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

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of Nov. 23, 2020:

- Denied a request for rezoning 4144 Shady Oak Road from R-1 to R-2.
- Adopted a resolution denying a conditional use permit for a licensed, residential care facility at 12701 Lake St. Extension.

Gordon invited residents to apply to serve on the newly created Minnetonka Sustainability Commission. One planning commissioner will serve on the commission.

The next planning commission meeting is scheduled to be held Dec. 17, 2020.

6. **Report from Planning Commission Members:** None

7. **Public Hearings: Consent Agenda**

No item was removed from the consent agenda for discussion or separate action.

Powers moved, second by Waterman, to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Front yard setback variance and an expansion permit for an addition at 3177 Lake Shore Blvd.

Adopt the resolution which approves a front yard setback variance and an expansion permit for an addition at 3177 Lake Shore Blvd.

Henry, Maxwell, Powers, Waterman, and Sewall voted yes. Hanson and Luke were absent. Motion carried and the item on the consent agenda was 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 allowing accessory structures with an aggregate total of 1,100 square feet at 3109 Fairchild Ave.

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.

Nathan Stangler, Denali Custom Homes, representing the applicant, stated that:

- The new, proposed pool house would be constructed in 2021.
- The accessory structures would exceed the maximum square footage allowed for aggregate accessory structures by 96 square feet.
- The pool house would be constructed to match the existing aesthetic and style to blend into the environment.
- Protections would be put in place prior to the demolition of the existing pool including air spading to protect the existing soil and large trees and maintain as little damage to the existing foliage as possible.
- There would be no shower or bathroom, but it would have water for a wet bar.
- The height is only for aesthetics.

- Changing the layout of the pool would be done solely for aesthetics.

The public hearing was opened.

Pete Liupakka, 3109 Fairchild Ave., applicant, added that the pool was 40 years old and at the end of its usefulness.

No additional testimony was submitted and the hearing was closed.

Waterman agreed with staff's recommendation. The proposal is straight forward. It meets conditional use permit standards. The proposal would fit with the house and with the area. The change would not be perceptible from the street.

Powers thought adding a pool house is a great idea. It would add to the property's value. He supports the reorienting of the pool.

Maxwell agreed that the request is reasonable and would meet conditional use permit standards. She appreciates that the view would be blocked by the wood fence and large, oak tree on the south. The view would be blocked from neighbors and the street. She supports staff's recommendation.

Henry supports the proposal. It would be a good use of the space and the property.

Chair Sewall felt that it would be reasonable to keep the existing shed and add the proposed pool building to the property. He supports staff's recommendation.

Waterman moved, second by Henry, to recommend that the city council adopt the resolution allowing accessory structures with an aggregate total of 1,100 square feet at 3109 Fairchild Ave.

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

This item is scheduled to be reviewed by the city council on Dec. 21, 2020.

B. Conditional use permit for a religious facility at 10800 Greenbrier Road.

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.

Powers asked if one bathroom would be sufficient. Ingvalson answered that the number of required bathrooms would be regulated by the state building code. He noted that the sanctuary area would seat 36 and the proposed bathroom would be sufficient for 36 people.

Pastor Gabriel Vallo, representing the applicant, stated that he appreciated everyone hearing the presentation and he was available for questions. He has been in contact with the property owner. The property owner did not receive any concerns regarding the proposal from the tenants of the building. The congregation totals 23 people. As the congregation grows, the congregation would move to a larger space.

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

Henry likes the synergy of the proposed use having peak operating times different than the existing uses. He likes the variety of uses. He supports staff's recommendation.

Powers supports the proposal.

Waterman agreed. It would be a great use of the space. There would be no parking or traffic concerns.

Maxwell concurred. There would be no parking or traffic issues. The proposal makes sense. She supports staff's recommendation.

Chair Sewall concurred. He lives nearby. It would add vitality to the area. It may help area businesses. The use would operate at different times than the surrounding businesses.

Maxwell moved, second by Powers, to recommend that the city council adopt the resolution approving a conditional use permit for Door Christian Fellowship Church at 10800 Greenbrier Road.

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

This item is scheduled to be reviewed by the city council on Dec. 21, 2020.

9. Other Business

A. Presentation: Municipal Separate Storm Sewer System Permit (MS4).

Chair Sewall introduced the presentation. Yetka and Schweiger presented.

Chair Sewall would like to see rain gardens included in plans from developers. He encouraged that raingardens be required when appropriate. Gordon noted that the city hall parking lot is a good example of how rain gardens can be incorporated in parking areas.

Powers thanked Yetka and Schweiger for the presentation. Powers asked if the 1-inch standard should be modified since the climate change trend for Minnesota is to become warmer and have an increase in the amount of precipitation. Schweiger explained that the 1-inch infiltration requirement was a relatively new implementation 10 years ago. The recent trend is considering increasing the industry standard to 1.1 inch. Yetka explained that capturing the first inch of rain allows the capture of the majority of pollutants.

Waterman appreciated the great presentation. He asked if there are species of trees that would be more helpful than others to soak up rainfall. Yetka stated that a tree with a large canopy and large leaves would do the best job of intercepting rain.

Henry appreciated the presentation. In response to his question, Yetka explained that storm water management has evolved over the last few decades to now recognize the importance of keeping water where it falls by using rain gardens, vegetation, and infiltration basins. The MS4 permit documents the status and goals set for water quality for water bodies every year. The lakes are monitored on a three-year rotation. Things are either staying the same or improving. The watershed districts do additional monitoring of creeks, lakes, and outflows of the water districts. There is a water utility plan available for further information on groundwater. A rebate program will begin next year to help homeowner's reduce their water use for irrigation which is one of the biggest water uses. The city does monitor the level of the wells. The Metropolitan Council has a metro-wide-water-supply plan available on its website.

Henry supports Minnetonka's efforts to reduce salt usage. Yetka reviewed the best practices used by public works staff to reduce salt usage on roads.

Powers asked what two things Yetka and Schweiger would like to happen. Yetka would like property owners to remove unused impervious and turf surfaces. Schweiger chose property owners embracing low spots that hold water and utilizing them for a purpose such as a rain garden and residents participating in the adopt a drain program. Powers agreed that small actions can add up to great benefits over time.

Henry asked what Minnetonka homeowners could do to reduce using water softener salt. Yetka said that the MN Pollution Control Agency recommends old water softeners be replaced with new, on-demand water softeners to reduce salt usage.

Chair Sewall thanked Yetka and Schweiger for the presentation and for answering their questions.

10. Adjournment

Henry moved, second by Waterman, to adjourn the meeting at 8:45 p.m. Motion carried unanimously.

By: _____

Lois T. Mason
Planning Secretary