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To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: Feb. 4, 2021
Subject: Change Memo for the Feb. 4 Planning Commission Agenda

ITEM 9A – 16509 Mcginty Road W

The attached comments were received after publication of the packet.

ITEM 9B – Bren Road Development at 10709 Bren Road East

The applicant has requested the item be pulled from tonight's agenda.

From:
To: [Ashley Cauley](#);
Cc: [Loren Gordon](#); [Susan Thomas](#)
Subject: Re: Wooddale Builders
Date: Sunday, January 31, 2021 4:16:05 PM

Thank you Ashley. I own properties 2512 and 2515 Bantas Point Lane and I am all for the development but have some concerns to pass along. I was unable to make the neighborhood meeting but one of my neighbors called in and spoke about mutual concerns.

1. I'd like to see a turn lane on Bantas Point Rd in and out of the new neighborhood and/or widen the road.
2. I'm concerned about foot traffic on Bantas Point Rd and would like to see a sidewalk especially from the bridge (over the channel) to McGinty. Lots of people walk on the road now.....but with added traffic and foot traffic from the new houses to their docks this could be dangerous. I assume a separate golf cart and walking pathway will be built in the wetlands for access to the neighbor's docks. They will have to cross Bantas Point Rd.....so will have to be cautious on the roadway. NOTE - it is dangerous coming up and over the existing bridge over the channel. Drivers going both ways cannot see traffic or pedestrians when going over the bridge.
3. We NEED a sidewalk on McGinty Rd from Bantas Point Rd to the meet the sidewalk at Locust Hills. It is dangerous walking on McGinty. Ultimately it would be great having sidewalks East to the Cargill property.
4. If you are building we ask that our road at the end of Bantas Point Lane be redone. Many calls have been made to the city and some patches have been done and the fire hydrant was redone....which improved out backed up water. When it rains heavily we still have an excess of water sitting on the road.
5. For the last 2 years (minimum) neighbors and I have had to call to get plowing done at the end of Bantas Pt lane in front of my homes. A smaller plow needs to come each time to have room to push all snow and ice. The fire hydrant gets covered and we have to call to have snow plowed up further on my property 2515 to clear the road and uncover the hydrant.

Please email me if any questions.

Jeannie Buckner


Sent from my iPad

On Jan 29, 2021, at 10:42 AM, Ashley Cauley <acauley@minnetonkamn.gov> wrote:

Good morning Jeannie –

I've copied Loren Gordon and Susan Thomas on this email. You can email your

From:
To: [Loren Gordon](#); [Bradley Schaeppi](#); [Susan Thomas](#)
Cc:
Subject: Wooddale Builders Proposal McGinty Road
Date: Monday, February 1, 2021 8:51:50 PM

Date: February 1, 2021

From: John and Janine Flynn - 2533 Bantas Point Road, Wayzata, MN 55391

To:

Loren Gordon, Minnetonka Planner
Susan Thomas Minnetonka Assistant City Planner
Bradley Schaeppi - Ward 3 Council Member

We have reviewed Wooddale Builders proposal for the construction of eight villa homes at 16509 McGinty Road and attended their online presentation.

From the meeting and our discussions with neighbors it is apparent the neighborhood universally approves the residential home construction plans and conversely universally disapproves of their desire to dredge over public and private land for improved boat access.

Hurting existing homeowners and destroying nature to help prospective homeowners simply to excessively profit both the developers and inheritors not living in the neighborhood defies all logic and City of Minnetonka values.

The nearly half mile dredging would need to go directly over the city owned lot 0811722130050, Grays Bay Landing Homeowners Association property 0811722130056 and the undeveloped street between our wetland lots.

We would recommend approving the home plans and rejecting the dredging request. If the city approves the dredging over their property where does this end? There are many parcels of land in the wetlands surrounding Lake Minnetonka where access could be obtained at the destruction of both nature and local neighborhoods.

Thanks

John and Janine Flynn