

**Minnetonka Planning Commission
Minutes**

June 17, 2021

1. Call to Order

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

2. Roll Call

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

Staff members present were City Planner Loren Gordon and Assistant City Planner Susan Thomas.

3. Approval of Agenda

Waterman moved, second by Banks, to approve the agenda as submitted with the addition of a comment received after the agenda packet was distributed regarding Item 7A and modifications made to the resolution for Item 8D.

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

4. Approval of Minutes: June 3, 2021

Hanson moved, second by Waterman, to approve the June 3, 2021 meeting minutes as submitted.

Waterman, Banks, Hanson, and Sewall voted yes. Henry, Maxwell, and Powers 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 June 14, 2021:

- Adopted an ordinance and resolutions concerning a multi-family residential development at 5959 Shady Oak Road.
- Introduced an ordinance relating to interim uses in the Industrial and Planned I-394 zoning districts.
- Adopted resolutions approving a conditional use permit and final site and building plans for Bauer's Minnoco Custom Hitches and Auto Repair at 13118 Excelsior Blvd.
- Adopted a resolution approving the final plat of Damyan's Addition, a two-lot subdivision, at 9598 Ann Lane.

There is a presentation commissioners are invited to attend by the Urban Land Institute scheduled for July 19, 2021.

There is a boards and commissions dinner scheduled to be held on July 21, 2021.

The next planning commission meeting is scheduled to be held on July 1, 2021.

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion.

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

A. Resolution approving a conditional use permit for a preschool at 4420 County Road 101.

Recommend that the city council adopt the resolution approving a conditional use permit for a licensed daycare facility at 4420 County Road 101.

Erica Austin, 17720 Southridge Court, stated that the site's parking lot currently has commercial trucks parked in it. She requested that the property owner remember that the site is surrounded by residential homes. The facility itself and the daycare seem like a fine idea.

Chair Sewall confirmed with Gordon that staff would discuss the comment with the applicant.

Waterman, Banks, Hanson, and Sewall voted yes. Henry, Maxwell, and Powers were absent. Motion carried, and the item on the consent agenda was approved as submitted.

8. Public Hearings

A. Ordinance relating to interim uses in the Industrial, I-1, and Planned I-394, PID, zoning districts.

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.

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

Waterman moved, second by Banks, to recommend that the city council adopt the ordinance relating to interim uses in the Industrial, I-1, and Planned I-394, PID, zoning districts.

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

B. Resolution approving an interim use permit for a temporary telecommunication tower within the parking lot of the property at 6120 Blue Circle Drive.

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.

Banks confirmed with Thomas that the proposal would take up two parking stalls.

Hanson asked if this tower would be removed when a more permanent tower would be installed. Thomas answered affirmatively. A condition of approval requires the proposed tower to be removed by March 31, 2022. The applicant could request an extension if the new tower would not yet be operational.

Jason Hall, representing AT&T Mobility, the applicant, stated that the staff report is great. The applicant agrees to the conditions. The tower would have similar coverage to the existing tower and fill the gap in coverage between the existing tower being removed and the new tower being installed. He was available for questions.

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

Hanson suggested notifying residents that the proposed tower would be temporary.

Waterman noted that the location would not be near any residences. He supports the application.

Banks concurred. He appreciated the gap in service being covered during the transition to a new tower.

Chair Sewall confirmed with Mr. Hall that the site where the current tower is located could not accommodate the current tower to remain while the new one would be completed.

Hanson moved, second by Waterman, to recommend that the city council adopt the resolution approving an interim use permit for a temporary telecommunication tower at 6120 Blue Circle Drive.

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

C. Resolution approving an interim use permit for a 30-day sale of food products within the Ridgedale Center parking lot at 12401 Wayzata Blvd.

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.

Ivan Quinones, the applicant, stated that Thomas did a great job with the presentation. He plans to donate to the local food bank at the end of the event.

Waterman asked if the event would be a sales event or donation event. Mr. Quinones clarified that frozen meat products would be sold, and food donations would be accepted that would be given to the local food shelf at the end of the 30-day event.

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

Banks confirmed with Thomas that the applicant would have to receive a license for the sale of food.

Waterman supports the proposal.

Chair Sewall agreed that there is ample parking in the area, and the parking lot is currently underutilized. He was glad to see that the parking area would be used. He appreciates the support of the food shelf.

Banks moved, second by Waterman, to recommend that the city council adopt the resolution approving an interim use permit for a 30-day sale of food products within the Ridgedale Center parking lot at 12401 Wayzata Blvd.

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

D. Items concerning a two-phase, multi-family apartment project at 10901 Red Circle Drive.

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

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

Waterman confirmed with Gordon that the residential proposal would improve the traffic flow for the area. The number of expected vehicle trips it would generate would be acceptable without additional street or intersection improvements.

Banks asked if comments received during the review of the concept plan prompted changes that have been incorporated into the current proposal. Gordon noted that the underground parking garage moved to the east side of the building; the architecture was modified; the affordability component evolved, and a green edge was added to the trail.

Hanson asked if there would be a commercial use on the ground floor. Gordon answered that the building would contain only residential units and common areas.

Hanson asked if the trail would meet ADA requirements. Gordon answered affirmatively, except for stairs that would connect a few floor units to the trail.

Chair Sewall confirmed with Gordon that the designated area for Phase Two would remain green space until the property owner submits a land-use application.

Chair Sewall noted that the site would be visible from Hwy. 62. He asked if Phase Two could include commercial use. Gordon stated that the increase in residential housing in the area might prompt retail and commercial services to want to locate nearby.

Casey Dzieweczynski, of Wellington Management, applicant, stated that:

- He appreciated the opportunity to speak at the meeting.
- He appreciated working with Gordon and the staff since last fall.
- Wellington has owned the building since 2008.
- The office market has changed over the last few years.
- He looked forward to the commission's input and feedback.
- The applicant is excited to start construction.
- Wellington will continue to own and manage the proposed building.
- The affordable component has been increased to provide 30 percent of the units affordable for 30 years.
- The pool and amenity space were modified to provide connections to the trail.
- The goal is to build Phase One, receive feedback from the market, and identify the demand for the types of units to guide the decisions for Phase Two. Having a ground-floor commercial or retail use may be a good fit by the time Phase Two would be completed.

Pete Keely, Collage Architects, representing the applicant, stated that Gordon did such a great job with his presentation that he did not have much to add. He stated that:

- The feedback received during the concept plan review prompted some changes, including creating more connections with the trails' outside edges.

- The bike facility in the northeast corner was made more usable for bicyclists for residents and the public.
- The building and amenity spaces would be fully accessible.
- The pool was added to compete with surrounding apartments and allow residents to go outside and socialize.
- The amenity space in the front of the building is in the northeast area. There would be a four-season porch to connect with the pocket park, trail, public spaces with seating, and the pool.
- The four-story portion of the building would be raised up in elevation. The brick portions would step up the hill to tie into the natural grade.
- The building's decks, balconies, stoops, and large windows would provide a building transition from office park to residential, multi-family housing.
- The building's exterior color in earth tones would be similar to those used by the Optum building across the street.
- The building's outside appearance was made to be more consistent, and more brick was added.
- He was available for questions.

Waterman asked why more surface parking was added. Mr. Keely answered that a level of below-ground parking was removed for the project to afford to include affordable housing units.

Waterman confirmed with Mr. Keely that Phase Two would have its own parking. The central access aisle for Phase One would be oversized for it to be shared with Phase Two. The current proposal may have slightly more parking than it may need, but that could be addressed when Phase Two would be completed. If the northwest corner of Phase Two would become a commercial use, then the parking dynamic would change.

Waterman asked if the pool area would be big enough. Mr. Keely answered affirmatively. Based on other projects he has done, the space around the pool is used more than the actual pool.

Banks asked what it would mean for the roof to be "solar-panel ready." Mr. Keely explained that penetrations and mechanical equipment would be positioned to allow solar panels to be added to the roof. The roof structure would be designed to carry the necessary pounds per square foot. At a later date, solar panels could be installed and connected electrically. The latest building code has raised the bar for sustainability. The building would be over-insulated and require a higher level of ventilation. The energy-design-assistance programs from Xcel and CenterPoint Energy would be utilized. All lighting would be LED.

Mr. Dzieweczynski clarified that the intent is to install the solar panels when they are ready.

Banks appreciated the proposal providing more affordable housing units than the city's policy recommends.

Hanson likes the look of the building. He asked if the proposed building would have an average amount of amenities. Mr. Keely responded that the proposal would not be luxury apartments but would have more amenities than an average apartment building that offers units with lower, market-rate rents as well as rents for those who have incomes that meet affordability guidelines. Hanson appreciates the proposal providing different rent price points than what already exists in the area.

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

Hanson stated that:

- He was impressed with the redesign, the aesthetics of the building, and the site. The windows are very attractive. The design of the building stands out and fits with surrounding office buildings. He likes where the proposal is headed.
- It is nice to see the possibilities included in the current application for Phase Two.
- He looks forward to when a commercial or residential use would be added to the area.

Banks stated that:

- He agreed. The design is beautiful. He likes the colors and use of the brick on the exterior, making it stand out and fit in with buildings in the area.
- He felt it would cater to the average renter. The affordable units and more affordable market-rate units would provide for a large number of residents.
- He likes the addition of the pool.
- The location is great.

Waterman stated that:

- He concurred. He supports the proposal.
- He likes the use of the land and the general site layout. The proposal has only improved since the review of the concept plan.
- The building would be beautiful. He likes the brick and large windows.
- The proposal may set the bar for providing amenities in a building that provides rents for a variety of incomes.
- The site plan looks good. He saw the loss of green space for the above-ground parking as the only downside.
- He loves the walk-up style units, which would add vitality.
- He did not think Phase One would look incomplete without Phase Two.
- He appreciates the areas that may also be used by the public.

- He looks forward to commercial or retail use in the area sometime in the future.

In response to Chair Sewall's question, Mr. Dziejewczynski stated that the affordable units would be mixed in with market-rate units.

Chair Sewall stated that:

- He likes the market-rate price points, as well as the affordable-unit price points that the proposal would provide. He acknowledged that council members would look at the broader topic of dispersing affordable housing throughout the city.
- He was not as thrilled with the increase in the amount of surface parking. He would like a little more green space or trees near the parking surface. He understood the necessary removal of the second level of underground parking to afford the affordable housing units.
- He supports the proposal.

Waterman likes the height variability of the building.

Chair Sewall noted that the affordable housing units provide a public good that justifies rezoning the property to a planned unit development.

Waterman moved, second by Banks, to recommend that the city council adopt the following items regarding a two-phase, multi-family apartment project at 10901 Red Circle Drive:

- ***Ordinance rezoning the property from B-1, office, to PUD, planned unit development and adopting a master development plan.***
- ***Resolution approving final site and building plans.***
- ***Resolution approving preliminary and final plans.***

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

9. Adjournment

Hanson moved, second by Banks, to adjourn the meeting at 8:07 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary