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To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: July 15, 2021
Subject: Change Memo for the July 15 Planning Commission Agenda

ITEM 8B – ISLAND OAKS

- Please amend condition 5 of the Preliminary Plat resolution, as follows:
 5. Except as otherwise approved by this resolution, primary structures are subject to the following setbacks:

Front yard setback	15-ft for side-loaded garages and 25 feet for front-loaded garages
Side yard setback	30 ft aggregate, with no one side less than 10 ft
Rear yard setback	40 ft, Twenty twenty percent of the lot depth, or controlled by code-required wetland setback, whichever is less.

- Page 124 of the packet, and exhibit illustrating a thru-street connection, did not fully appear/download. It is attached here for reference.
- Staff has received several written comments since publication of the packet. Many of these have previously been provided to the commission; all are provided here.

Thru-street plan



OCUST HILLS TER
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WINTERS
ADDITION

From:
To: [Susan Thomas](#)
Subject: Locust Hills Terrace access to new Island Oaks development
Date: Friday, July 9, 2021 3:03:06 PM

Hi Susan, my name is Jane Benowitz and my husband Steve and I are the homeowners at 16521 Locust Hills Terrace. We are the second house from the end of the cul de sac where the proposed entrance into Island Oaks could be.

We are extremely concerned about this, as the parking situation is already dire and the narrow street allows for so few cars. When we have guests parking is an issue right now. In addition safety is an issue. We have a great deal of traffic as it is of people wanting to look at our beautiful neighborhood. I can't imagine the traffic with the addition of this new development. Also, as we are paying Minnetonka taxes of \$43,000 yearly, we are fearful that our property value will diminish with a new development connecting to ours that doesn't have the same covenants and quality that Locust Hills has.

We are hopeful that the access can be made thru Bantas Point and Locust Hills remains it's own enclave. Thank you for your attention.

Jane and Steve Benowitz

Sent from my iPhone

July 10, 2021

Dear Susan,

RE: Island Oaks Development at 16509 McGinty Road West

We recently learned that a request has been made to change the above Island oaks plans to have a road through Locust Hills.

All the residents of Locust Hills are very upset and totally against this requested change.

The original planned entrance to Island Oaks, being just 30 feet off McGinty Road along with a cul-de-sac similar to the one-off Locust Hills Terrace is ideal. These cul-de-sacs are safe, family friendly, traffic limiting and enhance home values. Lots at the end of a cul-de-sac are typically at a premium value.

The Bantas Point entrance is more suitable for the needed heavy construction vehicles coming off McGinty Road versus our city street. It is also a quicker entrance for the residents of Island Oaks.

Locust Hills Terrace is only 24 feet wide, has no sidewalk, and room for parking on only one side. Measuring the distance from a parked vehicle on the side of this street, which is a constant, only 15 feet remain. Which means cars must stop to allow each other to pass through. This makes Locust Hills Terrace basically a one lane road.

The cul-de-sac at the end of Locust Hills Terrace is 75 feet in diameter. This provides a safe turnaround for fire trucks and emergency vehicles. HOA President William Bathe spoke with Minnetonka Mayor Brad Wiersum, and the mayor said, "The design of Locust Hills Terrace was approved in 2006 because it was a safe design and nothing has changed."

However, if a connecting road is placed between Island Oaks and Locust Hills, we will have a very dangerous situation. We understand that this road was in the plans designed in 2006. However, this is now 2021 and a lot has changed.

Locust Hills Terrace is inadequate to handle the traffic.

There are 39 homes off Bantas Point Road and Bantas Point Lane, in addition to the six planned homes in Island Oaks or a total of 45 homes. With 2 ½ people on average per home this represents 103 potential travelers. Making just one round trip cutting through our neighborhood for quick entry to highway 101 south, the math works out to 206 vehicles passing through the new six homes in Island Oaks and the essentially one lane road of Locust Hills Terrace.

The 117 residents of Locust Hills Residents in part will be cutting through Locust Hills Terrace and Island Oaks to get to and from McGinty road. Round trip this equates to potentially 235 vehicles. We can also expect service, delivery, and guest vehicles passing through this area.

All of this places our children, grandchildren, and residents of both neighborhoods in harm's way.

This combined vehicle traffic of both neighborhoods of the above $206 + 235 = 441$ vehicles also contributes to the at times bumper to bumper traffic already on highway 101. This would compound the congestion at the highway 101 and Locust Hills entry. We understand the city of Minnetonka wanted to expand highway 101 to four lanes, but this was not approved. The above action makes this a very dicey traffic situation.

Having a cul-de-sac in both neighborhoods is a design for safer communities. An appropriate community design plan for 2021.

Thank you.

Respectfully,

Herman & Joan Wipperfurth

16533 Locust Hills Terrace

Minnetonka, MN 55391

July 11, 2021

Susan Thomas
Assistant City Planner
City of Minnetonka

Dear Susan Thomas -

We are residents of Locust Hills and are contacting you to express our concern about the proposed street connection of the Island Oaks development (the Betty Ice Property) to Locust Hills Terrace. We are not opposed to the development of Island Oaks, but we are concerned that making Locust Hills Terrace a through street connecting to Bantas Point Road will greatly increase traffic on the streets of Locust Hills.

The proposed street connection will create a short cut for all Bantas Point residents to travel on local streets through Locust Hills to access 101/Bushaway Road and will increase traffic through Locust Hills as those residents seek to avoid traffic congestion and wait times at the intersection of 101 and McGinty Road. We are concerned that this increase in traffic will present a safety issue on the streets of Locust Hills: the streets in Locust Hills are quite narrow and sidewalks do not exist along all of the streets, and many residents walk on the streets and use the allowed golf carts to get to the neighborhood community pool and the docks on Grays Bay.

Keeping Locust Hills Terrace as-is ending in the existing cul-de-sac, and having the new road in Island Oaks also end in a cul-de-sac, provides more room for parking for residents and guests and also provides a more desirable neighborhood atmosphere and privacy than having a through street with the associated through traffic.

We believe that the future residents of the proposed new homes in the Island Oaks development as well as the residents of Locust Hills would prefer that there not be a through connection between Island Oaks and Locust Hills Terrace to avoid the likely "cut-through" traffic, to increase parking space and to preserve the feel of their neighborhoods.

We request that Locust Hills Terrace keep the existing cul-de-sac, that the new road proposed in the Island Oaks development also end in a cul-de-sac, and that these two streets not be connected.

Respectfully,

Charles and Sharon Rescorla
540 Locust Hills Drive
Wayzata, MN 55391

Susan Thomas

From: Dave Girk
Sent: Sunday, July 11, 2021 5:27 PM
To: Susan Thomas
Subject: Extension of Locust Hills Terrace to Bantas Point Road

We are Locust Hills residents. We strongly agree with the Hellmouth & Johnson Memorandum written on behalf of the Locust Hills HOA opposing this extension. All of the "Objections" contained in the Memorandum have real merit. That said, we are particularly concerned about SAFETY and SECURITY issues which will result from the inevitable increase in through traffic on Locust Hills Drive and Locust Hills Trail. This type of traffic (much of it being commercial trucks) is already a problem and these drivers routinely fail to even slow down for the STOP signs on those two streets. More traffic will only exacerbate this serious problem. It's a miracle that a serious accident hasn't already happened. It will.

We fail to see any REAL benefit to anyone from this proposed extension and we oppose it. We will financially support any and all legal efforts to prevent it.

Sunny and Dave Girk
1585 Locust Hills Circle

Susan Thomas

From: Richard T. Ostlund
Sent: Sunday, July 11, 2021 9:17 PM
To: Susan Thomas
Cc: Mary Ostlund; Bill Bathe
Subject: Locust Hills/ Bantas Pointe Road Extension

Please make this submission part of the record and provided to the city council, the planning commission and the City Attorney in opposition to the proposed action being considered at 6:30pm July 12, 2021.

Dear Council and Planning Commission Members:

My wife, Mary and I have lived at 520 Locust Hills Drive since 2012. We have experienced the already significant traffic increase that began during the 101 reconstruction process concluding a few years ago. The congestion on 101 and McGinty resulted in a steady stream of high speed traffic through our neighborhood from commuters who avoid the traffic lights at the 101/ McGinty intersection. These drivers — having thereby discovered this unregulated short cut— now continue to drive through the neighborhood at high speed, looking to save time. It's much like a steady stream of delivery cars and trucks focused on one thing— speed— at the expense of pedestrian safety, as well as creating greater risk of traffic and bike accidents at the unregulated exits out of Locust Hills onto both 101 and McGinty. At both those entrances, traffic must also cross congested designated local and regional bike trails, which has been routed by the County onto McGinty but without any real bike lane— itself a very dangerous situation.

A high number of near serious accidents occur at those intersections regularly. My wife and I and our grandchildren have had several near serious injury encounters with high speed traffic coming through the Locust Hills neighborhood on this now well known “ short-cut.” This through street short cut runs right past the Locust Hills community center, where young children and families are always walking and thereby placed at increased risk.

The entrance onto McGinty from Locust Hills is also quite “ blind” from the right, causing the need to encroach out onto McGinty before turning left toward the 101/ McGinty intersection. This creates a risk for bike traffic (which is routed across that crossing via the main arterial county bike route) as well as for pedestrian and oncoming car traffic.

We urge you not to compound an already dangerous traffic and public safety risk here by making a road extension that by definition will only increase the risk without any corresponding benefit. The health and safety of Minnetonka residents and Wayzata residents

is needlessly endangered by the proposed action. The unintended but readily foreseeable outcome here is that traffic, bike and pedestrian safety is going to be needlessly undermined, with no corresponding local or regional benefit. Just the opposite. The needs of Minnetonka, Wayzata, Hennepin County and the State are all harmed by this proposed action— one the developer did not even seek/propose. Any who live in Minnetonka and believe this will be a positive step, simply do not have the perspective that comes from already experiencing this “ two way” short cut commuter traffic, which ends up dumping high speed through traffic onto McGinty onto Crosby, that would otherwise stay on 101 to 394/12, thus creating even more traffic risk for Minnetonka residents living off Crosby (which we know because two of our children and 5 of our grandchildren live just off Crosby.)

We urge you to make the right civic choice for all impacted by this question. Your Minnetonka residents who live on this extension, Bantas Pointe and who drive, bike and walk along McGinty and 101 will be at greater risk of injury and loss with no corresponding benefit; the same is true for your Wayzata neighbors. Good governance here and wise civic leadership supports a decision not to extend this street.

We also urge you to consult your city attorney and carefully consider the liability risks that can arise from injuries which are caused or contributed to by local government actions which create foreseeable danger of harm to the public.

Sincerely,

Rich and Mary Ostlund

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Date: July 10, 2021

To: Assistant City Planner Susan Thomas
stthomas@minnetonkamn.gov

From: Deborah O'Brien
Alan Carlson

Re: Island Oaks Development (Ice Property) Connection to Locust Hills Terrace

We are writing in regard to the Island Oaks development being proposed for the property located at 16509 McGinty Road West (Ice property).

We own and reside at 16515 Locust Hills Terrace, one of the 6 homes on Locust Hills Terrace in Minnetonka, and the property in Locust Hills directly adjacent to the proposed development.

We have listened through Zoom to previous city meetings concerning this project, and were aware of the city's request for the developer to resubmit plans reducing the number of homes from 8 to 6, with the road in front of the homes extending off Bantas Point Road as proposed.

However, we have just recently learned that the City of Minnetonka may be recommending that the new development be connected instead to Locust Hills Terrace through it's current cul-de-sac.

As one of the Minnetonka residents perhaps most significantly impacted by such action, we strongly object to the street serving Island Oaks being connected to Locust Hills Terrace for a number of reasons.

Safety

Locust Hills Terrace is a narrow street with parking on one side of the street only, and no sidewalks. In its' current design, it does not serve as an access to McGinty Road or Hwy 101 for anyone other than its' six homes. If the cul-de-sac is eliminated and the street extended to service the homes in Island Oaks, they, their guests and service vendors along with the 39 homes in Bantas Point and their guests and vendors will use Locust Hills Terrace to not only access McGinty Road, but also utilize other Locust Hills streets for a cut through to Hwy 101.

We strongly believe that this increased vehicle traffic poses significant safety and liability issues for the current residents of Locust Hills.

During previous meetings, some residents of Bantas Point expressed their desire to be able to walk through on Locust Hills Terrace to access McGinty Road. This increased pedestrian traffic from Island Oaks and Bantas Point onto the narrow Locust Hills Terrace without sidewalks will only exacerbate the safety and liability issues created by the increased vehicle traffic.

The same safety issues do not exist if the the Locust Hills Terrace cul-de-sac is left as is and the street for Island Oaks connected to Bantas Point Road. Their street entrance would be located at what appears to be only 100 feet or so from McGinty Road and traffic from Island Oaks would not pass in front any other homes, including those at the end of Bantas Point Road.

Parking Issues

Locust Hills Terrace residents currently rely on its' current cul-de-sac for guest and service vendor parking since parking is allowed on one side of the street only. In fact, for our home at 16515 and our neighbor's home at 16521 Locust Hills Terrace, the north side of the cul-de-sac primarily serves as our only on street parking for guests and service vendors due to the placement of our driveways, mailboxes and entrance walkways. If the cul-de-sac is eliminated and the street extended through to Island Oaks, our homes will have virtually no off street parking.

Impact on Home Value

The Island Oaks homes would have a Locust Hills address and access to their homes through the Locust Hills neighborhood, thereby creating the impression they are part of the Locust Hills development.

The homes in Locust Hills are subject to strict architectural design and landscape covenants, and have significant amenities for which its' residents pay an ongoing premium to access and maintain, and all of which contribute to the value of our homes.

Although Island Oaks will seem to be part of Locust Hills if connected to Locust Hills Terrace, these controls and amenities will not apply to them, and the proposed "villa" style Island Oaks homes will be smaller than and less valuable than the current Locust Hills homes.

Therefore, connecting Island Oaks through Locust Hills will have a negative impact on Locust Hills home values.

Construction Traffic

The homeowners in Locust Hills have all lived through years of heavy construction traffic. If the Locust Hills Terrace cul-de-sac is eliminated and pass through to Island Oaks created, we will once again have to deal with this issue for two or three years, at a minimum. Such traffic could instead access Island Oaks from Bantas Point Road with all construction vehicles kept on the Island Oaks development site and off of Bantas Point Road.

We are aware of the issues concerning utility connections. However, we understand that the Wooddale Builder engineers have maintained that the Island Oaks water main could be connected without much disturbance and without the need for connecting the roadways.

Finally, Bantas Point Road already goes through the Ice property. Although the 6 proposed homes will be located on the west side of Bantas Point Road, half of the Ice property is located to the east of that road. From a safety and convenience standpoint, we submit that it only makes sense to provide the access point to Island Oaks without connecting it through Locust Hills.

Respectfully,

Deb O'Brien and Al Carlson

Date: July 12, 2021

To: Susan Thomas, Assistant City Planner
stthomas@minnetonkamn.gov

From: Bill and Ellie Bathe
560 Locust Hills Drive

RE: Island Oaks Development

Ellie and I have lived at 560 Locust Hills Drive since 2013. I am the Locust Hills Association Board Chairman and have closely followed the proposed development of the Betty Ice property, currently referred to as the Island Oaks Development.

The Locust Hills Wayzata and Minnetonka residents are in support of the most recent proposal by Wooddale Builders for 6 new homes with sole access from Bantas Point Road with a cul-de-sac at the west end of the new residential street. We believe this design enhances parking for the new residents and recognizes the safety concerns with increased traffic if an extension of Locust Hills Terrace to Bantas Point Road is mandated by the City of Minnetonka.

The Locust Hills development process started more than 15 years ago and the last home was completed in 2018. The cities of Minnetonka and Wayzata should be very pleased with the Locust Hills development, completion of the County Road 101 expansion, the sidewalk improvements, and the new McGinty Road intersection. The result is an area where we have many walkers, bike riders, and car traffic coming into our neighborhood on a daily basis to see the homes, fountains, and native wetlands.

We all recognize that the safety of our residents and visitors in Locust Hills must be our first priority. Traffic flow design and density is a significant factor in reducing the risk of accidents.

We support the original proposal with a single access to the Island Oaks Development from Bantas Point Road, and strongly oppose the requested alternative design with an extension of Locust Hills Terrace to Bantas Point Road.

Sincerely,

Bill and Ellie Bathe

From:
To: [Susan Thomas](#)
Subject: Island Oaks Development
Date: Wednesday, July 14, 2021 9:45:26 PM

Dear Susan,

I am writing you in opposition to the extension of Locust Hills Terrace as a thru street. Honestly, I do not understand why it is in suggestion. Locust Hills is a completed neighborhood. Home owners pay via homeowners association for the care of this neighborhood.

I do not see any advantage, but only disadvantage.

Our neighborhood will have increased traffic from 6 new home owners. Plus potentially even more people cutting through the neighborhood from high way 101 south.

As it is the houses are very close together and things are tight driving.

A reduction in parking spaces by the cul-de-sac.

Additional wear and tear on our streets in which we take great pride and care.

Decreased security which is a shame as one of the reasons we moved in the neighborhood was for the increase in security.

Please build the new neighborhood, but use the funds that would be used to make the through street to make the new community it's own special place for those that are living there.

Thank-you for your time.

Sincerely,
Heather Mattera
640 Locust Hills Drive

Sent from my iPhone

From:
To: [Susan Thomas](#)
Subject: Island Oaks
Date: Tuesday, July 13, 2021 10:29:59 PM

Hi Susan. My name is Tim Hayden and recently (Sept '20) purchased a home in the Locust Hills Neighborhood. I fell in love with the property being a single estate and the history before it was passed on to the new residents. I've been to a couple homes who have photo walls of the founding family and their horses. The uniqueness of the original estate and its being kept in tact is hugely important. The private walking trails and protected wetlands sold us on the neighborhood and hold value. The island Oaks cut through at the end of the cul-de-sac proposed by the city is something I strongly oppose for the following reasons:

- Drop in property values. Locust Hills is it's own haven with strict codes for building, landscaping, house colors and an array of rules. That is why the homes are all so well kept. In my short time here I have already had to get landscaping additions and the new colors for my house approved by our HOA. It's demanding, but helps keep the quality of the neighborhood higher bracket and consistent. Connecting to Island Oaks with smaller villa style homes mathematically lowers the values in our neighborhood. Their style, landscape quality and layout could further dilute the value of Locust Hills without any say by our HOA. Real estate is location, location, location. I live on a cul-de-sac like Locust Hills Terrace. Opening up would completely change the character of the house to have drive by traffic. We bought houses here because its a cul-de-sac. Realtors advertise cul-de-sacs because they have value. Making it a pass through removes that value and that carries throughout the neighborhood. Homes would drop in value under this proposal.

- Safety will be compromised by additional cut through traffic for the residents of Island Oaks and the residents who live down Bantas Point road who can now avoid driving on McGinty road altogether by cutting through our neighborhood. Increased traffic increases risk. Importantly golf carts in our streets are unique, understood by our residents, and do not mix well with higher traffic of people cutting through. I assume city planners would not have deeded us that right if we were pulling them on to Mcginty or Bushaway. Making our neighborhood part of a larger grid, more logical cut-through, and adding unaware drivers creates a recipe for potential harm. My children have a lot less protection if they are hit head on by someone in a golf cart. I live on the opposite cul-de-sac to the proposed cut- through. It is already a very blind right turn to traffic coming from where someone would be cutting through from Bushaway. If my kids or I pull out of Locust Hills Place and there is a reckless driver not familiar enough to look out for a golf cart that hits them from the side it could easily cause a fatality. The second safety issue is crime security. Locust Hills has cameras at our two entrances with cameras that you have to drive by to access out neighborhood. Now you can sneak out the other way and we cant control that. And of course more cut-through equals more awareness to criminals.

Please do not add traffic to our neighborhood and lower our property values with this proposal. I appreciate your understanding in this matter.

Thank you,

Tim

From:
To: [Susan Thomas](#)
Cc:
Subject: Locust Hills
Date: Tuesday, July 13, 2021 4:19:17 PM

Greetings Susan,

I live at 650 Locust Hills Drive with my wife and family. We purchased our lot in early 2010 and built our home a few years later.

We love Locust Hills! The open spaces are beautiful and we use the trails daily. Through our home owners dues, the natural spaces are well maintained. Our open spaces provide a wonderful environment for many native insects and animals. The clubhouse is a great community gathering space. The houses in the community are of the highest quality and extremely well maintained. Our neighbors are the best you could ever ask for!

We ask that you do not disturb this wonderful place that we live in by putting a street through Locust Hills Terrace. We do not want to be part of the Island Oaks development. Being connected to Island Oaks will disrupt our wonderful community. There is only downside for the residents of Locust Hills. There must be better alternatives for Island Oaks to create better infrastructure for the proposed development. I would hope that the developer could come up with funds for better infrastructure for their development versus putting that burden on the residents of Locust Hills.

Thanks for you thoughtful consideration in this Matter.

David and Melanie Chalupnik and family,