



**Minutes  
Planning Commission Meeting**

**Tuesday, February 19, 2019**

**1. CALL TO ORDER**

Chair Loeschen called the Planning Commission meeting to order at 6:30 p.m.

Chair Loeschen moved, Wichmann seconded to move items f and g to the beginning of the agenda. Motioned carried 4/0.

**Roll Call:**

Commissioners Present: Chair Jeff Loeschen, Scott Stensland, Mary Jo Garre, John Wichmann

Commissioners Absent: Vice-Chair Todd Triethart, Bob Wulf, Laura Moore and Ann Wolter

Staff/Consultants Present: Community Development Director Smith and Senior Planner Moretto

**2. APPROVAL OF MINUTES**

a) Planning Commission Meeting of January 15, 2019

Chair Loeschen moved, Commissioner Wichmann seconded, to approve the Planning Commission minutes of January 15, 2019, with the correction that Stensland was absent. Motion carried 4/0.

**3. DISCUSSION ITEMS**

a) *PUBLIC HEARING* - Docks (PC No. 19-08)

Senior Planner Moretto presented the staff report. Staff is recommending changes to the zoning ordinance to clarify that Lake Minnetonka Conservation District (LMCD) is responsible for regulating docks on Lake Minnetonka and that docks elsewhere are limited to one per residential lot.

Chair Loeschen noted the numbering sequence.

Chair Loeschen opened the public hearing. No one spoke. Chair moved to close the public hearing, Wichmann seconded. Motion carried 4/0.

Commissioner Wichmann moved, Commissioner Stensland seconded, to recommend the City Council approve recommended changes regarding docks. Motion carried 4/0.

b) *PUBLIC HEARING* - Hawks Point PUD Amendment

Senior Planner Moretto presented the staff report.

Chair Loeschen opened the public hearing. No one spoke.

Chair moved to close the public hearing, Stensland seconded. Motion carried 4/0.

Chair Loeschen moved, Commissioner Wichmann seconded, to recommend the City Council approve amending the Hawks Pointe PUD to limit the developments lake access to Lake Minnetonka to lots 8 and 9. Motion carried 4/0.

- c) Downtown Parking Study and Comprehensive Plan Text and Policies (PC No. 19-10)  
Director Smith presented the topic. Explained the taskforce process and the outcomes and results. Showed the utilization study and counts. Explained urban form concepts and design. Discussed the consultant's and taskforce strategies. Explorers the idea of building a parking facility. Include parking in the comprehensive plan and identified policy objectives.

Questions and comments from the commission include looking at current and new capacity for the downtown area, cost of improvements and a need to identify proper solutions to parking. There were also comments concerning the timing of solutions. The commission recommended making regular counts and continual review of the parking issues. There should be a public/private relationship to parking strategies.

The commission wished to amend and add item 7) Planning Commission will be responsible for the implementation of the objectives and strategies. Will review every other month.

Chair Loeschen moved, Commissioner Wichmann seconded, to recommend the City Council approve the Parking Study Recommendations with amendment to have the Planning Commission be responsible for implementation of objectives. Motion carried 4/0.

- d) *PUBLIC HEARING* – Conditional Use Permit for Parking – 7924 Victoria Drive (PC No. 19-03)  
Director Smith introduced the topic and presented on the issue. Noble Lion owner wishes to create Lion's Den for a waiting space for their customers. Looked at parking requirements in 2014 and compared it to now. It required 47 spaces. With this use it would need 55. They get 50% reduction for non-residential use. They need 4 spaces and will be charged \$5,000 per lot. Staff reviewed the requirements for a CUP. It looks at the conditions as they are today, not when the Creamery is open.

The Chair stated that the Creamery is a part of the context of this CUP. We have to take the future demand into account. Seems like a good solution on how to accommodate the needs of the business. It also feels like it needs to be complementary version a new use. A destination on to itself. Weekend and weekday evenings, it will be only waiting patrons.

Commissioner Stensland – They will be downtown anyway.

Commissioner Wichmann – It will be a good use. Lack of parking should not be hindrance to growth.

The Chair opened the public hearing at 7:47 pm.

Marc Huebner - Owner of The Noble Lion – Valet will be available with this project. Customers are going somewhere else. This will also increase turnover.

Chair moved to close the public hearing, Wichmann seconded. Motion carried 4/0.

Commissioner Wichmann moved, Commissioner Stensland seconded, to recommend the City Council approve a conditional Use Permit for Parking at 7924 Victoria Drive. Motion carried 4/0.

- e) Vogel/Gestach Sketch Plan (PC No. 19-06)

Director Smith introduced the topic and presented on the item. There were a number on iterations for this project. The developer requests an 8' setback. Another issue was the functional use of the park and park size for both this and the development to the south. Staff looked at Chaska for examples of 8' setbacks. If there is an 8' or 7' setback on the garage side of the lot that would accommodate for health and safety issues. Summarized the topic of a special collector street and local street that was discussed. Collector streets would have wider lots. This is the time for feedback. No action needs to be taken. There are several conditions recommend. Developer is here for this discussion.

There were questions about timing of the development, trails and access to the development, why the development is a PUD and not regular zoning. The commission favored larger setbacks if they can be accommodated. Consideration for the Green Belt and parks on the site.

Mike from DR Horton representing the development spoke. They are looking at the R-2 development standards for this property. Setbacks of 10'-5' should work. Would like to keep the lot that was proposed to be removed. Asked about height limitations.

Mr. Gestach stated that the park was not meant to be a regional park.

f) Welter Sketch Plan (PC No. 19-07)

Director Smith introduced the topic and made a presentation. Reviewed the comprehensive plan update process and the needs of the city. Explained the need to retain the flex-employment districts. Recommend flex not used for water treatment or housing.

Items from the Planning Commission included questions about the berm for the rail road, retention of the flex development due to limited land for this use and the nature of the full intersection out of the development. The water treatment plant should be on the north side of the rail road tracks. There was a preference for regular zoning.

Matt Golden Valley Land Company spoke and wants feedback from the commission and for firm direction. Particularly with the flex south of the rail. Smaller items include R-2 zoning. This is 8 foot setbacks. These will be villa style narrow building. Whispering Hills as an example. Comments about the berm.

g) Arbor Woods rezoning (PC No. 19-09)

Moretto presented the staff report. This item was discussed by the Planning Commission in January. Arbor Woods was approved as a 15-lot subdivision. Wichmann suggested going with a R-1 zoning district, which is a little more lenient than the approved PUD. Chair Loeschen gave an overview of the approval process for the development.

Jim Donnelly, 8105 Ridge Road, addressed the Planning Commission. Stensland also suggested a R-1 zoning district. Garra asked about the impervious coverage and supported the R-1 zoning district.

#### **4. COUNCIL MEETING UPDATES**

Director Smith gave the updates from the previous meetings.

#### **5. MISCELLANEOUS**

#### **6. ADJOURNMENT**

Commissioner Loeschen moved, Commissioner Garre seconded, to adjourn the meeting at 10:15. Motion carried 4/0.

**Respectfully submitted,**

Paul Moretto  
Senior Planner