

**CITY OF MINNETRISTA
PLANNING COMMISSION MEETING
JUNE 25, 2012
7:00pm**

These minutes are intended to provide a record of the topics discussed and decisions made by the Minnetrista Planning Commission. In addition, they are intended to provide the reader with anecdotes from the discussion and a summary of the decision making process. They are not considered to be a record of the meeting proceedings until they are approved by the Minnetrista Planning Commission.

1) CALL TO ORDER

Commission members present: Chair Heck, Watson, Sandholm, Stulberg, and Moliter.

Staff present: Senior City Planner David Abel and Council Liaison Cheryl Fischer.

Commission members absent: Strandell, Pollmann.

a) Approval of Agenda

Chair Heck stated, hearing no objections, the agenda is adopted.

b) Approval of Minutes – March 26, 2012

Motion by Stulberg and second by Watson to approve the minutes from the March 26, 2012 regular Planning Commission meeting as presented. Motion carried 5-0.

2) PUBLIC HEARINGS:

a) VARIANCE: Application from Lee Johnson representing U.S. Home Corporation seeking a wetland setback variance and a front yard setback variance to construct a new home located at 6028 Hermitage Trail; R-1 Zoning District; PID # 35-117-24-12-0033;

Abel presented the informational report per the Planning Commission packet dated June 25, 2012.

Lee Johnson with Lennar (Plymouth, MN) was in attendance.

Chair Heck opened the public hearing at 7:07 p.m.

Tom Simms (5935 Maple Forest) stated concern with the topography of the land.

Jeff McCall (3920 Hill Crest Way, Deephaven) stated there is a wetland on the lot and did not feel the lot was big enough for the home being requested.

Chair Heck closed the public hearing at 7:21 p.m.

Discussion from the Planning Commission included:

- The size of the house fitting in with the neighborhood.
- It was known by the purchaser that there were issues with the dimensions of this particular lot.

Motion by Heck and second by Sandholm to recommend to City Council approval of the variance with the findings listed in the report dated June 25, 2012 and with the conditions listed. Motion carried 4-1 (Stulberg – nay)

- b) EXPEDITED SUBDIVISION AND SITE PLAN REVIEW: Application from Angie Knodel of Vanman Architects & Builders representing River Valley Church seeking a site plan review to remove the existing church building on 5595 Westwood Ave and the existing single family dwelling or old parsonage on 5575 Westwood Ave in order to build new facility to be built on the site. The two existing lots would be combined as part of this request. R-1 Zoning District; PID # 12-117-24-33-0035 & 12-117-24-33-0036.**

Abel presented the informational report per the Planning Commission packet dated June 25, 2012.

Discussion from the Planning Commission include:

- Adequate parking spaces
- A condition can be added stating that if additional parking is needed the applicant would have to install more parking spaces.
- If traffic becomes an issue that some measure is put in place to control it.
- Staff will talk with other churches regarding items in this discussion

Angie Knodel (architect) – stated the future growth shown in the application is the maximum growth on this site.

Chair Heck opened the public hearing at 7:54 p.m.

Brian Engle (5575 Westwood Ave) stated their goal is to have a more aesthetically appealing building and accommodate the congregation. The congregation is approximately 200.

Jarred Andrews (resident and member) supported the church.

Brad (5555 West Wood) felt there were positive things happening at the church recently. He requested more buffering toward the back.

Susan Johnson (5525 West Wood Ave) objects to the expansion of the church. Questioned if there was going to be a daycare facility. Mr. Engle stated there would not be. Ms. Johnson stated concern on the noise level on Wednesday nights when the youth group is there. Staff stated there is a noise ordinance that has to be adhered to.

Chair Heck closed the public hearing at 8:11 p.m.

Motion by Stulberg and second by Moliter to recommend to City Council approval of the site plan and expedited land subdivision with the findings of fact and conditions found in the June 25, 2012 Planning Commission packet. Adding a condition regarding the future parking. Motion carried 5-0.

3) INFORMATIONAL ITEMS:

- a) **Staff Reports** – David Abel has been promoted to Senior City Planner

b) **Council Reports -**

4) MISCELLANEOUS

- variances

5) ADJOURNMENT

Motion by Watson and second by Stulberg to adjourn. Motion carried 5-0. The meeting adjourned at 8:33 p.m.

Respectfully submitted,

Terri Haarstad
City Clerk