



**PLANNING COMMISSION MEETING MINUTES**  
**March 24, 2014 at 7:00pm**

**1) Call to Order**

Mike Stulberg called the meeting to order at 7:00pm.

In attendance: Planning Commissioners: Acting Chair Mike Stuhlberg, Patricia Thoele, John Strandell, Michael Molitor and Lora Sandholm. Council liaison Mayor Cheryl Fischer. Staff: Community Development Director David Abel, City Clerk Terri Haarstad and City Attorney Ron Batty (Kennedy and Graven)

Absent: Chair Mark Heck

**a) Approval of Agenda**

By unanimous consent, the Planning Commission approved the agenda as presented.

**b) Approval of Minutes – February 24, 2014**

Motion by Strandell, second by Molitor to approve the February 24, 2014 minutes as amended. Motion carried 5 – 0.

On page one of the February 24, 2014 Planning Commission minutes, Michael Molitor's name is listed twice under "In attendance." Remove one of them.

**2) Public Hearing:**

**a) Consider the development of the properties located at 950 County Road 110N, R-2 Low Medium Residential, PID#'s 12-117-24-22-0027 & 12-117-24-23-0001.**

Abel presented the staff report as found in the Planning Commission packet dated March 24, 2014.

Mike Suel (DR Horton Homes) described changes between the Concept/Sketch Plan that was approved and the Preliminary Plat Application that has been submitted. Of note: Separation between homes is now similar to the development to the south, rolling topography will be retained as much as possible instead of grading it flat, the pond was moved, the wetlands will no longer be impacted except where Kramer Road is extended to the site, parts of four properties touch lakeshore instead of seven, the development no longer impacts the City land, the second access no longer exits onto Ridgewood Cove and an additional 1200 significant trees will be saved.

Paul Thomas (Pioneer Engineering) described the design and sizing of the pond.

Discussion included:

- Location of the Gillespie Property park
- Whether or not the plan has been adjusted to accommodate the Fire

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- Chief's comments
  - Design specifics of the pond and drainage specifics
- (1) **ZONING AMENDMENT: Application from DR Horton to adopt Ordinance 418 to rezone the properties from R-2 to PUD (Planned Unit Development)**
  - (2) **PRELIMINARY PLAT: Application from DR Horton to develop 22 single family units**
  - (3) **ANNUAL DOCK LICENSE: Application From DR Horton for 10 dock slips**

Stuhlberg opened concurrent public hearings for the zoning amendment, preliminary plat and the annual dock license applications at 7:23pm.

Abel noted that staff received a written comment intended for the public hearing from Julie Johnson (5520 Ridgewood Cove) and informed the Planning Commissioners that copies of this written comment had been provided to each of them prior to the meeting and had been added to the public packet.

Chris Johnson (5520 Ridgewood Cove) spoke on behalf of the Ridgewood Cove Homeowners Association and expressed concern about the density and zoning classification, tree loss, buffers, significant elevation changes and spacing of the homes. He asked that a barrier be erected so through traffic could enter the second access only in case of an emergency or that the street be made a one-way street. He asked that the three northernmost homes be reduced to two. He also asked that a solution regarding dock placement be supported that is beneficial to both neighborhoods.

John Wallace (5451 Woodland Rd, Minnetonka) stated that this property had been a long-time family property and described the process by which Ridgewood Cove, Maplecrest and Peters Creek Preserve came into existence and how these neighborhoods impacted the land, the ambiance and the topography. He stated that even with those changes, it was still a good place to live and suggested that even with this new development, this area will be a good place to live.

Jane Norling (5450 Ridgewood Cove) expressed concern that the location of the proposed docks will greatly impact the existing docks. She feels the dredging required to install these docks and additional boat traffic from usage of the new docks will fill the existing channels with mud at great expense and inconvenience to existing residents.

Bill Bushnell (40 Maplecrest Drive) spoke on behalf of the Maplecrest neighborhood and expressed concern about dock issues, dredging issues and loss of wildlife habitat – particularly Great Blue Heron habitat, beaver habitat and fish spawning grounds accessed by channels on the north and south put in by Maplecrest residents. He suggested that the

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proposed dock slips be narrowed to limit the size of boats (and by default, motors) and requested that the Planning Commission not discuss or consider approval of the docks until LMCD approvals are received.

Stuhlberg closed the public hearing for the zoning amendment application from DR Horton to adopt Ordinance 418 to rezone the properties from R-2 to PUD (Planned Unit Development) at 7:54pm.

Discussion included:

- Planned use of the City-owned piece of property
- Whether or not there is an easement for access to the City property

Motion by Stuhlberg second by Sandholm to approve the zoning amendment application from DR Horton to adopt Ordinance 418 to rezone the properties from R-2 to PUD (Planned Unit Development). Motion carried 5 – 0.

Stuhlberg closed the Public Hearing for the Preliminary Plat Application from DR Horton to develop 22 single family units at 7:59pm.

Discussion included:

- Possibility of requiring the elimination of one parcel and whether or not it would bring hardcover into compliance
- Reasoning and placement of the center island
- Tree retention and replacement planting
- Whether installation of a stop sign meets MnDOT safety requirements and recommendations and is sufficient to meet street access safety concerns
- Source of irrigation water instead of using City water (both possible solutions, pumping out of Lake Minnetonka or pumping out of stormwater ponds with a back-up well, require a permit from the DNR and may or may not be possible)
- Wetland credit requirements
- Reasoning, placement and design of the retaining wall

Suel described the placement and design of the retaining wall and explained the wall was being proposed in order to save more trees and still reach grades necessary for building.

Motion by Molitor second by Strandell to recommend the City Council approve the Preliminary Plat Application from DR Horton as proposed with staff conditions and the addition of condition 18: Consolidate lots four through seven on the south side of the property to reduce hardcover of the development and provide a better transition to existing neighborhoods and condition 19: Remove island in the cul-de-sac for street maintenance and emergency access purposes. Motion carried 3 – 2 (Thoele and Sandholm).

Thoele stated that she voted nay as the zoning classification allows the developer to construct up to 31 lots, constructing 22 homes is a reasonable request. She does not feel the developer should be required to build the

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minimum. She also appreciates that they accommodated neighbor concerns by relocating lots 21 and 22.

Sandholm stated that she appreciates the plan submitted meets more setbacks than had been proposed in the Concept/Sketch plan. She also feels the developer has made a great effort in meeting the majority of neighbor concerns.

Motion by Strandell second by Molitor to continue the public hearing for the application from DR Horton for 10 dock slips to the Planning Commission meeting scheduled for 7:00pm on April 28, 2014. Motion carried 5 – 0.

### **3) Informational Items:**

#### **a) Staff Reports**

##### **i) Joint Meeting with City Council and Parks Commission**

Abel informed the Commission that the City Council intended to hold a joint meeting with the Planning Commission and the Parks Commission to hear speakers regarding water sustainability. This meeting would be scheduled for either 5:00pm or 5:30pm on either April 7, 2014 or April 21, 2014 depending on the availability of the special speakers.

Batty clarified that while only one meeting is needed, a special meeting would need to be called for all potential dates with the understanding that, after making arrangements with the speakers, staff would cancel the unneeded meeting and notify interested parties.

Motion by Stuhlberg second by Strandell to call special meetings on April 7<sup>th</sup> and April 21<sup>st</sup> for the purpose of meeting jointly with the City Council and the Parks Commission to discuss water sustainability. Motion carried 5 – 0.

#### **b) Council Reports**

Fischer informed the Commissioners that the City Council has been busy working on water issues, wastewater issues, branding and continued exploration of potential efficiencies with St. Bonifacius. She reminded the Planning Commissioners that Trista Day is May 17<sup>th</sup> from 11am – 2pm and that the 2<sup>nd</sup> annual Brew Fest is being planned for the fall.

### **4) Adjournment**

Motion by Strandell second by Molitor to adjourn the meeting at 8:35pm. Motion carried 5 – 0.

Respectfully Submitted,

Terri Haarstad  
City Clerk

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