



PLANNING COMMISSION MEETING AGENDA
September 28, 2015
7:00pm

1) Call to Order

Heck opened the meeting at 7:00 p.m.

In attendance: Chair Mark Heck, Planning Commissioners: Michael Molitor, Lora Sandholm, and Peter Vickery, Council Liaison Patricia Thoele; Staff: Associate Planner Nick Olson.

Absent: Bob Pollmann and Sylvia Allen

a) Approval of Agenda

Chair Heck requested any changes to the agenda. Chair Heck requested to add item 3b) Discussion of Electing a Vice Chair for the commission, Chair Heck asked for unanimous consent of the agenda as amended. Motion passed 4-0.
Absent: Pollmann and Allen

b) Approval of Minutes of July 27, 2015

Motion by Vickery, second by Sandholm to approve the minutes from July 27, 2015 as presented. Motion passed 4-0. Absent: Pollmann and Allen

2) Public Hearings

a) VARIANCE: Application from Collette Roberts requesting a variance to the side yard setback for the addition of a deck to her townhome from the required 15 feet to a distance of 11 feet at 1290 Langewood Drive, R-3 Zoning, PID# 11-117-24-41-0010.

Olson presented the staff report as found in the Planning Commission packet dated September 28, 2015.

Discussion included:

- Vickery asked what happens if the sanitary sewer needs to be repaired/maintained/etc.? Olson stated that if the deck were in the easement and sewer work had to be performed, the deck would need to be removed at the owner's expense.

Collette Roberts, the applicant, was present to answer any questions.

Chair Heck opened the public hearing. No one was present to speak. Chair Heck closed the public hearing.

Motion by Molitor, second by Heck to recommend approval of the variance subject to the conditions outlined in the staff report dated

September 28, 2015. Motion passed 4-0. Absent: Pollmann and Allen.

Olson informed the applicant that her item would be on the next City Council meeting scheduled for October 5, 2015.

3) Business Items

a) CONCEPT/SKETCH PLAN REVIEW – Application from Serenity Hills of Lake Minnetonka LLC for a 70 unit retirement condo development at the properties 6639 Bartlett Blvd PID# 22-117-24-43-0007 R-1 Zoning, 6701 County Road 110W PID# 22-117-24-43-0002 R-2 Zoning, 36 Address Unassigned PID# 22-117-24-43-0004 R-2 Zoning, & 6750 Halstead Avenue PID# 22-117-24-43-0042 R-2 Zoning.

Olson presented the staff report as found in the Planning Commission packet dated September 28, 2015.

Dan Anderson of Serenity Hills of Lake Minnetonka LLC, 3540 Montgomerie Avenue, Deephaven, MN gave a presentation on the proposal. Discussion included:

- What would the demographics be of the residents? Anderson stated that the desire was to have a 60+ target age group vs. a 55+ because the regulations including, but not limited to, parking are more favorable for this site if the demographics were 60+.
- Why this type of housing? Anderson stated that the aging population would prefer a more resort type living with many amenities vs. the current type of assisted living being offered today. Anderson explained the amenities provided and the typical design elements of the unit that will be offered.
- Who would be able to use the amenities? Anderson stated that it's primarily for residents, but that neighbors of the development on Halstead Avenue would have access.
- What impacts will traffic have on the development and surrounding roads? Anderson stated an access had to be moved off of Halstead Avenue to alleviate the added pressure it may present on the neighbors. Hennepin County also provided comments regarding access and turn lanes from County Road 110W.
- What is the use of the lake access and community center? Fear was the impact it would have on the adjacent riparian lots. Anderson stated the community center was toned down in use and size prior to the meeting and would continue to change based on neighbor comments. The intent is to only have one slip for a pontoon that the resident could be taken on.

Motion by Molitor, second by Heck to recommend the City Council direct the applicant to move forward and submit a preliminary plat application subject to the comments outlined in the staff report dated September 28, 2015 and associated attachments from the City Engineer, Hennepin County, and the Minnehaha Creek Watershed District in addition to those discussed at the meeting. Motion passed 4-0. Absent: Pollmann and Allen

b) Discussion of electing a new Vice Chair for Commission

Chair Heck opened the discussion by stating the importance of having a vice chair in place. Motion by Chair Heck, second by Vickery to nominate Sandholm as vice chair for the remainder of 2015. Motion passed 3-1 (Molitor). Absent: Pollmann and Allen. Molitor stated he had interest in the position and that it would be best to wait until more of the commission was present before voting.

4) Informational Items:

a) Staff Reports

Olson reminded the commission of the joint meeting scheduled for October 5 at 6:00pm. He asked for a head count to get an idea of how many would be able to attend. Chair Heck asked if there was an agenda for the meeting. Olson stated there was no established agenda and the meeting would be a chance for new members of both council and planning commission to get acquainted with one another.

b) Council Reports

Council Liaison Thoele gave an update on the Redemption House at 7590 Susan Lane which had been discussed at a previous planning commission meeting. She stated a decision is expected to be made at the October 5 City Council meeting.

5) Adjournment

Motion by Sandholm, second by Heck to adjourn the meeting at 8:50pm. Motion passed 4-0. Absent: Pollmann and Allen

Respectfully Submitted,

Nick Olson
Associate Planner