13A  Items related to Patriot Estates subdivision
   1. A two-lot subdivision at 3515 Park Valley Rd:

   Attached are the planning commission meeting minutes that were inadvertently omitted from the packet.

14B  Items concerning the demolition and construction of a new automobile dealership
     at 15906 Wayzata Boulevard

   The following letter was received after the packet was distributed.
ITEM 13A(1) – Patriot Estates Subdivision

Attached are the planning commission meeting minutes that were inadvertently omitted from the packet.

ITEM 14B – Walser Nissan, 15906 Wayzata Blvd.

The following letter was received after the packet was distributed.
B. Resolution approving the preliminary plat of Patriot Estates at 3515 Park Valley Road.

Chair Kirk introduced the proposal and called for the staff report.

Cauley reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

In response to Henry’s question, Cauley explained that, in order to create the small piece of property that the applicant is intending to purchase to create two conforming lots, the piece must be subdivided from the large parcel. Cauley pointed out the turn-back parcel. The outlot area and Park Valley Road parcel are not included in the 22,000-square-foot calculation. The two conforming lots would have residential houses. The two remnant pieces would continue to be owned by the city.

Powers asked if the goal is to create two conforming, single-family residential lots. Cauley answered affirmatively.

Knight asked if any portion of the turn-back parcel would be buildable. Cauley explained that a drainage and utility easement covers the parcel being purchased by the applicant, the paved road would not be buildable, and outlets are considered unbuildable unless the council approves the ability for permits to be granted.

Andrew Freeland, 3426 Robinwood Terrace, applicant, stated that the goal would be to build a house on the lot for him and his wife.

The public hearing was opened.

Ms. Stelmachers, 13808 Inverness Road, asked for the address of the second lot, where the land would come from for the “back up” since the road is narrow and what type of building would be planned.

No additional testimony was submitted and the hearing was closed.

Cauley explained that engineering staff would assign an address for the property after the subdivision would be approved by the city council. That would happen in a month or two. She provided an aerial map and pointed out the paved portion of Park Valley Road, the turn-back piece, and additional area that would be sold to 3515 Park Valley Road. A single-family house that would meet R-1 requirements would be allowed to be constructed on the site.

Chair Kirk explained that the road would maintain the same typical setback that any other road in Minnetonka would have. Cauley agreed. She added that there would still be right of way covering the outside of the paved portion of the street.
In response to Chair Kirk’s question, Cauley explained that the applicant is proposing to purchase what would be needed to create two conforming lots. The city’s land committee reviewed the request and found it reasonable.

Powers asked if the size of the paved portion of Park Valley Road would be changed. Cauley answered in the negative.

In response to Henry’s question, Cauley estimated the distance between the paved intersection to the proposed new property line to be 15 feet to 30 feet on the south end of the right of way.

*Luke moved, second by Powers, to recommend that the city council adopt the resolution approving the preliminary plat of Patriot Estates, a two-lot subdivision at 3515 Park Valley Road.*

*Luke, Powers, Henry, Knight, and Kirk voted yes. Sewall and Hanson were absent. Motion carried.*
From: Linda Koblick <lindakoblick@eminnetonka.com>
Sent: Monday, May 20, 2019 1:31 PM
To: Mike Happe <mhappe@eminnetonka.com>; Brad Wiersum <bwiersum@eminnetonka.com>; Rebecca Schack <rschack@eminnetonka.com>; Susan Carter <scarter@eminnetonka.com>; Tim Bergstedt <tbergstedt@eminnetonka.com>; Bob Ellingson <bellingson@eminnetonka.com>; Deborah Calvert <dcalvert@eminnetonka.com>
Cc: Geralyn Barone <gbarone@eminnetonka.com>; Loren Gordon <lgordon@eminnetonka.com>
Subject: Tonight's Agenda 14 Item: Walser Nissan Site proposal

Council and staff,

Thank you for taking the time to answer my queries in reviewing this particular proposal.

As it came Friday and today is Monday, the timing is rather short for getting this information in an informed and accurate analysis to the neighbors surrounding the dealership property.

I had hoped Redevelopment Signage could be posted, and for a reasonable period of time, in front of the Nissan property ---indicating a major redevelopment proposal is under consideration.

I also had hoped to see a view analysis done by the developer showing in graphic lay terms what neighbors will ‘see’ from the surrounding residential properties, of the berm, the landscaping, the trees, any swales or walls screening the parking, maintenance, car wash and drive aisles area, etc.
This was requested during public input at the Planning Commission for elevations, berming, trees and screening issues -- to protect residential homes from commercial activities. The building size tripling is a bit difficult to screen, but mitigating the impacts to residential properties is a city priority. Providing drawings/renderings to show lay people what is proposed on the site and 'how it will look' from their properties is within the developers capability and is reasonable.

My specific request of you today would be that this item be returned to staff and with direction to do Public Notification signage ..before it reappears again in the future, for effective public review and input, at the Planning Commission.

Please post a redevelopment sign in front of building for a reasonable period of time prior to this item appearing at a future meeting of the Planning Commission.
Planning Commission meetings are advertised and televised, and input received before, during and after the Planning Commission meeting(s) through cable (re)broadcasts and local news allows for informing the public. Returning it to staff for a future planning commission hearing is a reasonable request that should not unduly impact the Walser group, and will allow neighbors, in particular, to review the new information provided, assess it, communicate questions and concerns with each other and staff, and provide feedback more effectively, prior to this coming before the Council at a future meeting.

Thank you for your attention to this.
Residential Property view of backside of Nissan and BMW

Regards,

Linda Koblick
351 Townes Road
FYI...just came in.

BJW

-----Original Message-----
From: Linda Hollenkamp <lahollenkamp@yahoo.com>
Sent: Monday, May 20, 2019 5:19 PM
To: Brad Wiersum <bwiersum@eminnetonka.com>; Mike Happe <mhappe@eminnetonka.com>
Subject: Walser Nissan Dealership

We/our neighbors were just notified of the meeting tonight and we are not able to attend, and we are asking you to hold off on any decisions regarding the Nissan Dealership expansion. We don’t feel there has been enough communication on the plan of the berm and the removal of trees and barriers. We are very concerned about moving forward without proper input from the community.

Regards,
Dennis and Linda Hollenkamp
811 Gleason Acres Drive
Wayzata, MN 55391
314-608-4262

Sent from my iPhone