Minutes
Minnetonka City Council
Monday, January 4, 2016

1. Call to Order

Schneider called the meeting to order at 6:30

2. Pledge of Allegiance

All joined in the Pledge of Allegiance.

City Clerk David Maeda administered the oath of office to recently elected Council Members Bob Ellingson, Tony Wagner, Brad Wiersum and Tim Bergstedt.

3. Roll Call

Council Members Tony Wagner, Bob Ellingson, Dick Allendorf, Patty Acomb, Brad Wiersum, Tim Bergstedt and Terry Schneider were present.

4. Approval of Agenda

Wiersum moved, Bergstedt seconded a motion to accept the agenda, as presented. All voted “yes.” Motion carried.

5. Approval of Minutes: December 21, 2015

Wagner moved, Acomb seconded a motion to approve the minutes of the December 21, 2015 regular council meeting, as presented. All voted “yes.” Motion carried.

6. Special Matters:

A. Presentation regarding suburb to suburb service along Highway 169 from Shakopee to Maple Grove

Jane Kansier, from the Minnesota Valley Transit Authority presented information about its new suburb to suburb bus service.

Allendorf noted one of the city’s largest employers is United Health Group. There will be a stop at United Health Group.

Schneider asked if there was a timeframe for reporting back to the legislature about the route. Kansier said there was not a specific
timeframe but the Minnesota Valley Transit Authority regularly communicates with local legislators.

Schneider noted Minnetonka was an opt-out/opt-in city that has a unique relationship with Metro Transit. For many years the city has tried to encourage cross-suburban and circulation routes that would service employers instead of just providing routes downtown. He said this route will be a huge step in that direction and the city will work with the Minnesota Valley Transit Authority to help ensure the route is successful. As the light rail gets built, he thought there was a natural inter-locking between the bus service and the capacity of the light rail. At some point he thought part of the city’s contribution would go toward circulator buses rather than for the bus routes that go downtown. Kansier said once the light rail was built the Minnesota Valley Transit Authority would be adjusting its service around that. She said there was a lot of opportunity out there but it was all funding dependent.

7. Reports from City Manager & Council Members

City Manager Geralyn Barone reported on upcoming meetings and events.

8. Citizens Wishing to Discuss Matters not on the Agenda

9. Bids and Purchases: None

10. Consent Agenda – Items Requiring a Majority Vote:

A. Resolution designating an Acting Mayor and Alternate Acting Mayor for 2016

Wiersum moved, Wagner seconded a motion to adopt resolution 2016-001 designating Allendorf, as Acting Mayor, and Acomb as Alternate Acting Mayor for 2016. All voted “yes.” Motion carried.

B. Ordinance regarding vacation procedures

Allendorf moved, Bergstedt seconded a motion to adopt ordinance 2016-01 regarding vacation procedures. All voted “yes.” Motion carried.

C. Designation of the city’s official newspaper for 2016

Allendorf moved, Bergstedt seconded a motion to designate Lakeshore Weekly News as the city’s official newspaper for 2016. All voted “yes.” Motion carried.
11. Consent Agenda – Items requiring Five Votes: None

12. Introduction of Ordinances:
   
   A. Ordinance regarding dangerous and potentially dangerous animals

      Barone gave the staff report.

      Bergstedt noted a couple of the recent dangerous dog situations occurred in his ward. Unfortunately, the situations are going to happen and they are traumatic for all parties involved.

      Bergstedt moved, Allendorf seconded a motion to introduce the ordinance regarding dangerous and potentially dangerous animals. All voted “yes.” Motion carried.

13. Public Hearings: None

14. Other Business:
   
   A. Items concerning a hotel and day care on the property at 6030 Clearwater Drive:

   1) Major amendment to the existing Minnetonka Corporate Center master development plan;
   2) Preliminary and final plats;
   3) Conditional use permit;
   4) Site and building plan review; and
   5) Sign plan amendment.

      Acting City Planner Susan Thomas gave the staff report.

      Allendorf said the building would be visible from I494 as well as the corporate center. He asked if it was the typical home type extended stay building or if the design could be changed to be more interesting.

      Peter Deanovic from Buhl Investors said the building had to remain within the Hilton brand requirements. The proposed design was consistent with the other 120 hotels being rolled out across the country. He said it would be extraordinarily difficult to get any changes either to the interior or exterior designs.

      Schneider said it looked like there was an opportunity to have different coloring on the one side. Jesse Messner, the project architect, said the
rendition Schneider was referencing was to revise the wall to mimic the other sides to carry the façade down to grade. He said he would work with staff to get that incorporated. Schneider said he would like to see white rather than grey used because it would provide something a little more interesting to that side. Allendorf agreed.

Wagner said it would be good if staff would work with the applicant on the exterior look. Looking at pictures of other locations he said there were some variations on the coloring.

Wagner moved, Wiersum seconded a motion to adopt:

- Ordinance 2016-01 approving a major amendment to the existing Minnetonka Corporate Center master development plan;
- Resolution 2016-002 approving preliminary and final plats;
- Resolution 2016-003 approving a conditional use permit for the hotel;
- Resolution 2016-004 approving final site plan for the overall site and final building plans for the proposed hotel; and
- Resolution 2016-005 approving an amendment to the Minnetonka Corporate Center sign plan.

All voted “yes.” Motion carried.

Schneider asked the time frame for the project. Deanovic indicated the plan was to break ground sometime in the spring.

B. Resolution for the 2016 Street Rehabilitation project, Oakland Road area

City Engineer Will Manchester gave the staff report.

Wagner noted Manchester had reported that Oakland Road had limited service connections. He asked how the number compared to other street projects like the recent Indian Road project. For that project would trench open cut have been the only option given the number of service connections? Manchester confirmed that was correct. He estimated there were probably around 15-20 service connections that would have to be dealt with for the Oakland Road project. He estimated for the Indian Road project the number was likely three times that. Wagner said the city had done linings for the sewer system. He asked if this would be the first time it would be used for a water main. Manchester said it was. Wagner asked what the lifespan of the lining was. Manchester said the lifespan would be similar to a PVC pipe if not longer. Wagner asked if a right turn lane was needed for the intersection of Oakland Road/McGinty Road/Essex Road. Manchester said that would be looked during the final design phase.
Ideally enough room would be left for a right turn lane so traffic does not back up. He didn’t think the volume of traffic would require it.

Allendorf said he thought that intersection currently works well. He asked if there was a safety need to take out the current alignment. Manchester said it would be a safety improvement. Reconfiguring the intersection would force drivers to stop. He didn’t think it was 100 percent necessary to reconfigure but he would recommend it as part of the project due to the safety improvement.

Schneider said the intersection was a little awkward for drivers going south because it was easy to forget the traffic from the east could right along. He questioned if there was an issue for drivers going east on Oakland Road turning north, causing traffic to back up who want to proceed south. He suggested studying a right turn lane with a stop sign to avoid the situation of cars turning left causing traffic to back up.

Wiersum said he could see the perception of making a safety improvement to make sense but he questioned if there was an actual safety issue. Were there accidents occurring? He said solving problems that are perceived but not real does not lead to an improvement.

Randy Niewenhuis said he lived off Tudor Road and travels the road south every day. He said he could see a potential conflict but he has not seen any problems.

Wagner moved, Wiersum seconded a motion to adopt resolution 2016-006 receiving the feasibility report, ordering the improvements in, authorizing preparation of plans and specifications, and authorizing easement acquisition for the 2016 Street Reconstruction, Oakland Road area Project No. 16402. All voted “yes.” Motion carried.

C. Concept Plan for redevelopment of the TCF Bank site at 1801 Plymouth Road

Thomas gave the staff report.

Mike Kraft with Mike Kraft Architects, 1442 98th Lane, Coon Rapids, said after the initial concept plan review, he went back to TCF and gave careful consideration to all the council comments. He acknowledged that some people wanted a larger building on the property but the property was owned by a corporation that uses small buildings. In order to create something large enough to accommodate the parking, it would require bringing together three competing banks. This would be extremely challenging. At the initial review a question was asked how committed
TCF was to the look of the building. He said TCF was pretty committed to the look. It was developed as something that accommodates their new brand and looks to appeal to the next generation of bank customers. After hearing the council comments work was done so the proposed plan hopefully would not only be approved, but would also be well received and accepted. He noted the amount of white and red on the building was dramatically reduced. The revised plan also creates a stronger presence toward Cartway Lane.

Wiersum asked if the look of this building was the one TCF planned to use in other parts of the country or if the plan was to try it out in the area TCF was headquartered before using it in other parts of the country. Was this the template to be used elsewhere or was it something that would be tried and then tweaked before being used in other parts of the country? Kraft said this was the look that would be implemented nationally.

Wagner said staff shared pictures of other projects in the Chicago area. Those buildings had a different look. He said he feared that like in the restaurant industry where companies try out different concepts in certain areas that get tweaked before going national, this was what TCF was doing with this building. Kraft said that was not the intent.

Allendorf asked Kraft to go over the specific changes that were made since the initial concept plan review. Kraft said the changes primarily included the design of the canopy as it comes up and across the building. Instead of being a white metal canopy with a lot of red on it, it now would be three different pieces including the wall facing Cartway Lane. The white was eliminated in favor of a smaller scale surface treatment. The entry tower’s use of white has also been toned down. Another change was from the columns at the end of the canopy to a wall at the end. Allendorf said what he saw was a change in materials but the building was the same height. The tower too had different materials but was of a similar height. The main bank building was less dense. This was inconsistent with the direction the council provided during the initial review, which was for more mass and more density.

Schneider said he previewed the plan before it was included in the council packet. He agreed there were some improvements but it probably didn’t address the concerns the council expressed. The building looked less like a Kentucky Fried Chicken and more like a colorful bank building. Since this was one of the premiere entrances to Ridgedale, and with all the investments being made by Nordstrom and the other mall tenants to make things look first class, it would be nice if this building complemented and matched that versus making a statement for TCF’s brand. He said he understood it would be difficult for the city to prescribe the height of the
building but he thought coming up with a building that had a little more
class to it and looked more compatible was fairly important. He thought
the Chicago area design came fairly close. He said it looked like a
millennial coffee shop that included a bank. He didn’t think the revised
plan was sufficient to have the council think that although it wasn’t what it
wanted, the building still was something the council could be proud of.

Wiersum said there was a unique set of circumstances. He said very few,
if any, of the council members were TCF’s target audience for the new
logo and look. A younger consumer was being targeted with a banking
product that had dramatically changed over time. The issue was given the
location, the council was looking for more substance, a more solid bank
structure that was similar yet different to what currently exists. There was
a density issue and what needs to be in a bank today versus what needed
to be in a bank in the past. He thought the revised concept was improved
but was not meaningfully changed. He said when no variances were
needed the council’s tools were limited. What really needed to happen
was working collaboratively to figure out if the city could get something of
a greater substance for the location that still met the need of TCF. He saw
a really inconsistency between the substance issue and what TCF needs.

Allendorf said much had been said about the TCF building but a
companion problem was the Solomon building in terms of mass and
density and having something substantial on the property. When the
property is broken up into two pieces, it is inconsistent with the city’s vision
for the piece in total. He recognized what went on the property couldn’t be
as substantial as the six story Highland Bank, but he questioned if the two
building concept could be reconsidered.

Bergstedt said he appreciated the revised concept plan. It was marginally
better. He said a formal application could be submitted but as others had
said, he thought some of the existing TCF buildings in the Chicago area
would fit so much better on this site. One of the cornerstones of the
Highland Bank approval was the vision for density. To take one of the
premier quadrants in the city and put two small buildings, no matter what
they looked like, just didn’t feel right. He said TCF could either abandon
the prototype and look at something else to satisfy the council or submit
the prototype in an application to see where things end up.

Wagner said the visioning process for the area included a lot of council
discussion about the goal of wanting to stack the density closer to the mall
and then tier it down going further away. He said there were some
residents who probably would be OK with a one story building on the
property because there would be less traffic. There was going to be traffic
in the area regardless based on the vision. If the council was committed to
the vision then maybe a different approach was needed of creating an overlay district. The owners of the neighboring properties might want to do the same thing as TCF. This might be something the council has to wrestle with given the reality of the size of the properties.

Schneider said the council anticipated it was a 10-20 year vision as opposed to a two year vision. He agreed with not wanting to see tweaks to the concept plan but rather either having the plan submitted formally or having major changes made.

15. **Appointments and Reappointments:** None

16. **Adjournment**

   Bergstedt moved, Wiersum seconded a motion to adjourn the meeting at 7:55 p.m. All voted "yes." **Motion carried.**

Respectfully submitted,

David E. Maeda
City Clerk