1. Call to Order

Chair Kirk called the meeting to order at 6:30 p.m.

2. Roll Call

Commissioners Magney, O’Connell, Odland, Powers, Calvert, Knight, and Kirk were present.

Staff members present: Community Development Director Julie Wischnack and Acting City Planner Susan Thomas.

3. Approval of Agenda: The agenda was approved as submitted.

4. Approval of Minutes: November 19, 2015

Odland moved, second by Magney, to approve the November 19, 2015 meeting minutes as submitted.

Magney, O’Connell, Odland, Powers, Calvert, Knight, and Kirk voted yes. Motion carried.

5. Report from Staff

Wischnack briefed the commission on land use applications considered by the city council at its meetings of November 23, 2015 and December 7, 2015:

- Adopted a resolution approving a conditional use permit for an accessory apartment at Sunrise Drive West.
- Adopted a resolution approving a conditional use permit for Dunn Brothers Coffee.
- Reviewed a concept plan for Highview Villas.
- Adopted a resolution approving items to make additions to the Pagel Center.
- Reviewed a concept plan for redevelopment of the TCF Bank site.
- Adopted a resolution approving a conditional use permit for an accessory structure at 3707 Farmington Road.
- Adopted a resolution approving a conditional use permit for a daycare at Immaculate Heart of Mary church.
There will be a neighborhood meeting January 13, 2015 to discuss the city-owned property at Shady Oak Road near Main Street in Hopkins. That location and time have not been determined.

On January 20, 2015, there will be a final neighborhood meeting for the Glen Lake area to review the site plan and development strategies.

6. **Report from Planning Commission Members**: None

7. **Public Hearings: Consent Agenda**: None
8. **Public Hearings**

A. **Items concerning a hotel and daycare on the property at 6030 Clearwater Drive.**

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

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

In response to Chair Kirk’s question, Thomas explained that if an outlot was shown without a use, then the applicant would have to request an amendment of the master development plan a second time. A separate application for a conditional use permit to operate a daycare is also required.

O’Connell asked what would happen if the proposed building was the same as the one approved with the 1983 master development plan. Thomas answered that the planning commission would still review the site plan relative to current ordinance standards.

Peter Deanovic, representing Buhl Investors, applicant, stated that he was available for questions. He worked with staff to create a concept and site plan consistent with the neighborhood.

Calvert asked if there would be sign other than the wall signs for the hotel. Mr. Deanovic stated that there would be a monument sign located at the front drive aisle that would meet city ordinance requirements. The signs being reviewed would be on the side of the building. The signs on the building would likely be visible from Interstate 494. The monument sign near Clearwater Drive would provide some direction to drivers.

Chair Kirk asked how long customers usually stay at an extended-stay hotel. Mr. Deanovic has found that this product appeals to the business traveler, so it could be a week or month-long engagement. Each unit is equipped with a kitchenette which allows for longer stays. If there is a stay that lasts longer than 30 days, there are legal rental considerations. The typical length of a stay is 2 days to 5 days.

Powers asked if there are restaurants in the area and if there would be one in the hotel. Mr. Deanovic stated that there would be no restaurant in the hotel. The closest restaurants are located off of Shady Oak Road and Highway 62.
Wischnack noted that she has received many calls from parties interested in adding restaurants in that area, but the city has not received a proposal.

Powers stayed in an extended-stay hotel in Chicago and there were no restaurants nearby. It took an hour to get a pizza delivered. He asked the applicant the reasoning behind making the hotel an extended stay. Mr. Deanovic stated that with all of the corporate entities in the area, the proposed type of room configuration is more appealing for corporate-type business travelers. Hilton’s new Home2 brand provides an upgraded, youthful, very clean and crisp delivery of space that fits the market given the corporate users in the area.

Odland confirmed with Mr. Deanovic that the hotel would also appeal to a traveler who would stay one night and a traveler who returns to the area frequently. The brand plays to the day-to-day hotel user and the longer-stay traveler. There would be a breakfast buffet, pool, and fitness center.

The public hearing was opened. No testimony was submitted and the hearing was closed.

Odland noted that the Hilton brand has a reputation for keeping their properties in great shape.

Calvert favored having amenities located near a long-stay hotel. The location seems a little isolated. The Marriott is doing well in Opus, but it has a full-service restaurant in it. She was concerned with viability. Chair Kirk noted that Clearwater Drive to Rowland Road connects the site to anywhere.

In response to Chair Kirk’s question, Thomas confirmed that a conditional use permit is required for any hotel use.

Chair Kirk asked for comments on the architecture, mass, parking, and traffic flow. Powers likes that the site is somewhat isolated. There are more restaurants and modes of transportation now than in the 1980s. This type of hotel may attract a more serious business visitor who would be committed to getting business done rather than one who would want to go out at night. The owner of the hotel makes a difference on how it would be managed and maintained.

Calvert said that the black and white images look better than the color images. The landscaping not being included in the images may be affecting the appearance. The scale is fine.
Chair Kirk noted that real life looks better than the rendering. The size of the building for the space is reasonable. The proposed signage is on the edge of being acceptable. He is o.k. with the signs because this site has unique qualities. The visibility from Highway 169 and Highway 62 is important. The signs would not impede on much else in the area, particularly residential areas.

**Odland moved, second by O’Connell, to recommend that the city council adopt the following items pertaining to 6030 Clearwater Drive:**

1. Ordinance approving a major amendment to the existing Minnetonka Corporate Center master development plan (see pages A40-A42 of the staff report);

2. Resolution approving preliminary and final plats (see pages A43-A45 of the staff report);

3. Resolution approving a conditional use permit for the hotel (see pages A46-A48 of the staff report);

4. Resolution approving final site plan for the overall site and final building plans for the proposed hotel (see pages A49-A59 of the staff report); and

5. Resolution approving an amendment to the Minnetonka Corporate Center sign plan (see pages A60-A62 of the staff report).

**Magney, O’Connell, Odland, Powers, Calvert, Knight, and Kirk voted yes. Motion carried.**

9. **Adjournment**

**Odland moved, second by Magney, to adjourn the meeting at 7:11 p.m. Motion carried unanimously.**

By: ____________________________
Lois T. Mason
Planning Secretary