



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
September 6, 2017, 7:00 P.M.

I. Call To Order

Chair Olsen called the meeting to order at 7:05 P.M.

II. Roll Call

Answering the roll were: Commissioners Hobbs, Lee, Strauss, Hamilton, Berube, Chair Olsen. Student Member Mittal. Staff, City Planner, Teague, Assistant Planner, Bodeker, Communications Coord., Eidsness, Support Staff, Hoogenakker

Members Absent: Jones, Nemerov, Thorsen, Bennett.

III. Approval Of Meeting Agenda

A motion was made by Commissioner Strauss to approve the September 6, 2017, meeting agenda. The motion was seconded by Commissioner Lee. All voted aye. The motion carried.

IV. Approval Of Meeting Minutes

A motion was made by Commissioner Hobbs to approve the minutes of the August 30, 2017, meeting. The motion was seconded by Commissioner Strauss. All voted aye. The motion carried.

V. Public Hearings

A. Variance. 5401 Blake Road, Edina, MN. First floor elevation variance.

Staff Presentation

Planner Bodeker addressed the Commission and reported that JMS Custom homes has submitted a variance application to increase the first floor elevation of a new home 4.1 feet higher than the current first floor elevation. A demolition permit for the house that existed at 5401 Blake Road was pulled in December 2012 and the subject property sits vacant today. Before the house was demolished, the existing house was oriented to the west towards Blake Road. The proposed house will be oriented to the north, and be addressed off Pine Grove Road.

The existing basement elevation of the home is at 942.6. The proposed first floor elevation is 946.7. The zoning ordinance allows for a maximum 1-foot increase in height of an existing first floor. The applicant is asking for a 3.1-foot variance to increase the first floor height by 4.1 feet.

Planner Bodeker concluded that staff recommends approval of a 3.1 foot 1st floor height variance to allow the construction of a new home that will be more than one foot (4.1 feet total) above the existing first floor elevation of the previous home located at 5401 Blake Road. Approval is also subject to the he following conditions:

Survey date stamped August 11, 2017.
Elevations and building plans date stamped August 11, 2017
Revised site plan with city comments dated August 31, 2017.

Compliance with the conditions and comments listed in the Environmental Engineer's memo.

Appearing for the Applicant

Tom Bakritges, JMS Custom Homes

Applicant Presentation

Mr. Bakritges told the Commission he met with adjoining neighbors, adding the meeting was positive. Bakritges said reorienting the new home to Pine Grove Road made the most sense, adding it also eliminates a curb cut on Blake Road. Bakritges explained the site would continue to drain to the southeast. He said that (as requested) a drainage pipe system would also be added to minimize water runoff. Concluding, Bakritges said the house as proposed is at the lowest elevation that "works", adding in his opinion the new house works well with the site and adjoining neighbors.

Public Hearing

Chair Olsen opened the public hearing.

No one spoke to the issue.

Commissioner Hamilton moved to close the public hearing. Commissioner Berube seconded the motion. All voted aye. The motion carried.

Discussion/Comments

Commissioners acknowledged that the request to build a new house orienting on Pine Gove Road makes sense. It was also suggested that Staff ensure that any added fill, removal of fill or movement of fill on lot be monitored to ensure that Code is met and that the site drains properly.

The discussion also focused on drainage and if the best solution to this site and other sites was to tie into the City system at the curb or would other methods be more productive.

Planner Teague responded that the Engineering Division was nearing completion of the City's Storm Water Management Plan. When the plan is completed a joint meeting between Planning and Engineering Commissions would occur. Teague suggested at that time the any questions on drainage and best practices could be discussed. Commissioners agreed that a discussion on drainage would be helpful.

Motion

A motion was made by Commissioner Hamilton to approve the variance based on staff findings and subject to staff conditions. The motion was seconded by Commissioner Berube. All voted aye. The motion carried.

VI. Special Recognitions and Presentations

A. Grandview Green: A Case Study for Lid Development in Minnesota.

Planner Teague introduced Katie Clark Sieben, Economic Development Project Consultant.

Consultant Presentation

Ms. Sieben addressed the Commission and briefed Commissioners on past work on the Grandview District Area Plan and updated the Commission on the initial lid concept.

With graphics, Sieben presented the following on "Grandview Green":

- The proposed "lid" would reconnect neighborhoods and communities divided by Highway 100.
- Increases economic productivity.
- Enhances sustainability practices through increases in storm water collection, potential solar installations, etc.
- Leverages unused public land.
- Serves as a case study for lid development in Minnesota.
- Creates a place with a unique identity.
- Rethinks and reorganizes the District's transportation infrastructures.

Continuing, Sieben explained that the Grandview Green Feasibility Study found the following:

- No major fatal flaws in the development of a green lid over limited portions of Highway 100. This concept has the potential to create 13 acres of new buildable land.
- The area has the potential to support 2, 525 new parking spaces and 2.4 million square feet in private development.
- After completion, property tax revenue is projected to increase approx. \$2 million to \$100 million.

- Public investment is needed for this project with an estimate of \$37 million.
- Several public entities could be involved in the project to include MnDOT, Metropolitan Council, Hennepin County and the City of Edina.
- The initial economic analysis predicts the public investment of \$37 million could realize a 348% return on investment for a 15-year period.

Sieben concluded sharing visual lid concepts.

Chair Olsen opened the discussion to Commissioners:

Discussion/Comments

Commissioners commented on and raised the following:

- Commissioners expressed the opinion that they were intrigued by the lid concept and find it very interesting, bold and innovative.
- Sieben was asked the reason Edina is considering a “lid”, is it to achieve more greenspace, public space or to increase revenue. Sieben responded that she believes it is both, adding the lid would provide public spaces along with private development opportunities.
- Sieben was asked who initiated the study. Sieben responded that the City Council provided the opportunity for the study.
- The question was raised if the Grandview Area was the best place for the lid and the use of public dollars. The importance of a healthy Southdale Campus was stressed and it was pointed out if \$37 million was invested in the Greater Southdale Area and the Southdale Campus the public benefit would be great.
- Commissioners asked if other lid locations in Edina were considered (France/Crosstown). Sieben responded that she does not believe so, adding this location is being considered as a “case study” or “pilot” study, adding that the City is working closely with MnDOT on this “pilot” study. Sieben noted that if successful, lids could be built in other areas of the City and throughout the Metro area. Commissioners indicated they were pleased with the initial support from MnDOT. Sieben reiterated MnDOT has interest in this concept.
- Again, it was expressed that the lid concept was great, ambitious, forward thinking and continues Edina’s leadership in the development arena; however, this project requires a significant public component to make it work. It was noted if interest is “out there” to invest public dollars further thought should be given to areas of Edina that may need greater attention. Again, is this the best place or is another location more worthy.

A discussion ensued with Commissioners stressing how important it is to them to continue to have a vibrant successful Southdale campus. The importance of maintaining that area as a vibrant and healthy destination for Edina residents and visitors to the City is very important and cannot be dismissed.

Planner Teague agreed, adding with the future changes in retail that it is important to maintain Southdales status; however, the proposed lid location is something that came out of the Grandview Area Plan. At

that time the Council expressed interest in developing a type of “civic center” connecting City Hall to the neighborhood across Highway 100.

Commissioners agreed and acknowledged the work of the Grandview Area Study; however, suggested that the City Council further study this concept and location and take a step back and look at the needs of the entire City. Commissioners also noted there are many “what ifs” out there. It was pointed out that even though MnDOT has expressed interest this is the first time a development project would implement right-of-way to achieve success. It was also noted that there are so many variables in the partnership, between local, State, and County. In conclusion, Commissioners also said attention must be paid to what is developed noting building height and density could become an issue.

Chair Olsen thanked Ms. Sieben for her presentation.

VII. Community Comment

No one spoke.

Commissioner Strauss moved to close Community Comment. Commissioner Berube seconded the motion. All voted aye. Community Comment closed.

VIII. Reports and Recommendations

A. 2018 Planning Commission Work Plan

Planner Comments

Planner Teague said at this time he would recommend that the Work Plan be adopted as presented. Teague said he envisions updating the Comprehensive Plan including all small area plans to be a full time job. Teague said in his opinion in 2018 the Commission should focus on the Comprehensive Plan. Commissioners agree.

Motion

Commissioner Berube moved to adopt the 2018 Planning Commission Work Plan. Commissioner Hobbs seconded the motion. All voted aye. The motion carried.

IX. Chair And Member Comments

Chair Olsen introduced and welcomed Anand Mittal as the new Student Member to the Commission.

Anand Mittal thanked the Commission for this opportunity and informed them he was a senior at the High School.

Commissioner Berube updated the Commission on 44th and France Small Area Plan working group.

X. Staff Comments

Planner Teague reported that the 70th and Cahill Small Area Plan is seeking members to serve on the Committee. Teague said all interested should visit the website and apply.

Teague said that work is still being done to complete the consultant contract for the Greater Southdale Area plan. He said he hopes the contract would be confirmed at the first Council meeting in October.

It was also suggested that the Commission liaisons to the small area plans look outside their specific area to find members, noting small area plans benefit the entire City.

XI. Adjournment

Motion

Commissioner Strauss moved to adjourn the meeting of the Edina Planning Commission at 8:30 P.M. Commissioner Berube seconded the motion. All voted aye. The motion carried.

Jackie Hoogenakker

Respectfully submitted