



Minutes
City Of Edina, Minnesota
Planning Commission
VIRTUAL MEETING
June 23, 2021

I. Call To Order

Chair Nemerov called the meeting to order at 7:00 PM.

II. Roll Call

Answering the roll call were: Commissioners Miranda, Berube, Strauss, Bennett, Agnew, Bartling, and Chair Nemerov. Staff Present: Cary Teague, Emily Bodeker, Assistant Planner, Liz Olson, Administrative Support Specialist.

Absent from the roll call: Commissioners Olsen, Cullen, and Alkire.

III. Approval Of Meeting Agenda

Commissioner Agnew moved to approve the June 23, 2021, agenda. Commissioner Miranda seconded the motion. Motion carried unanimously.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, June 9, 2021

Commissioner Miranda moved to approve the June 9, 2021, meeting minutes. Commissioner Strauss seconded the motion. Motion carried unanimously.

V. Public Hearings

A. Continue to July 14, 2021: B-21-17 Front Yard Setback Variance – 5404 Stauder Circle

Director Teague indicated this item is to be continued to the July 14, 2021 Planning Commission meeting.

Motion

Commissioner Agnew moved that the Planning Commission continue this item to the July 14, 2021 meeting. Commissioner Strauss seconded the motion. Motion carried unanimously.

B. B-21-19: Sign Variance to Allow an Additional 38.2 Square Foot Building Sign at The Bower – 3650 Hazelton Road

Assistant City Planner Bodeker presented the request of 3650 Hazelton Road for a sign variance. Staff recommends approval of the sign variance, as requested subject to the findings and conditions listed in the staff report.

The Commission asked questions of staff.

Appearing for the Applicant

Mr. Sean Sowder, SDDI Signs, introduced himself and addressed the Commission.

The applicant answered Commission questions.

Public Hearing

None.

Commissioner Berube moved to close the public hearing. Commissioner Strauss seconded the motion. Motion carried unanimously.

The Commission discussed the sign variance.

Motion

Commissioner Berube moved that the Planning Commission recommend approval of the sign variance as outlined in the staff memo subject to the conditions and findings therein including adding to the findings that this will help the pedestrian experience. Commissioner Strauss seconded the motion. Motion carried unanimously.

Video of the meeting is available on the City website for review of detailed comments.

C. B-21-18: A 2.33-Foot Height Variance to Allow for a new 20' 4" Detached Garage – 4628 Bruce Avenue

Assistant City Planner Bodeker presented the request of 4628 Bruce Avenue for a 2.33-Foot Height Variance. Staff recommends denial of the 2.33-Foot Height Variance, as requested subject to the findings and conditions listed in the staff report.

The Commission asked questions of staff.

Appearing for the Applicant

Mr. John and Mrs. Tracie Rossman, applicants, introduced themselves and gave a presentation to the Commission on their proposal for a complete solar powered garage.

The applicant answered Commission questions.

Public Hearing

It was noted there were two emails received from Better Together Edina in support of this project.

Commissioner Agnew moved to close the public hearing. Commissioner Berube seconded the motion. Motion carried unanimously.

The Commission started deliberation and discussion.

- Solar panels are a great addition.
- Support of solar panels but have not demonstrated the need for a 20-foot building. Need to have evidence to support the height.
- Favorable roof pitch for snow removal so 18-feet should be adequate.
- Not enough evidence to support the variance.
- 2 feet will not change the character of the neighborhood.

Motion

Commissioner Bennett moved that the Planning Commission recommend approval of the 2.66-Foot Height Variance subject to the condition that a solar system is installed within three years and based on the following findings:

- **The proposal and the use is appropriate, given that the solar panels that are proposed to be put on the garage.**
- **Practical difficulty is the inability to locate the panels on the house and maintain those solar panels in the future.**
- **There are taller garages that exist in the district, and this would not be out of character in the district.**

Commissioner Agnew seconded the motion. Motion failed 3 ayes, 4 nays (Miranda, Strauss, Berube, Nemerov).

Motion

Commissioner Berube moved that the Planning Commission recommend denial of the 2.66-Foot Height Variance based on the applicant not showing evidence that they need the incremental height for either solar or for anything else and subject to the conditions and findings in the staff report. Commissioner Miranda seconded the motion. Motion carried 4 ayes, 3 nays (Agnew, Bartling, Bennett).

Video of the meeting is available on the City website for review of detailed comments.

D. Conditional Use Permit with Variances – 6200 Interlachen Boulevard

Director Teague presented the request of 6200 Interlachen Boulevard for a Conditional Use Permit with Variance. Staff recommends approval of the CUP with variance, as requested subject to the findings and conditions listed in the staff report.

Commissioner Berube recused herself from this item.

The Commission asked questions of staff.

The Commission recessed at 9:29 p.m.

The Commission reconvened at 9:34 p.m.

Appearing for the Applicant

Mr. Joel Livingood, Interlachen Country Club, introduced himself and addressed the Commission.

The applicant answered Commission questions.

Public Hearing

It was noted there were 134 responses on Better Together with the majority of the responses being against this proposal.

Mr. Robert Frimerman, 6229 Maloney Avenue, addressed the Commission and stated he was against this proposal.

Mr. Frank Thomas, 505 John Street, addressed the Commission and stated he was against the proposal.

Mr. Eric Ryan, 513 John Street, addressed the Commission and indicated he was against the proposal.

Ms. Debra Frimerman, 6229 Maloney Avenue, addressed the Commission and was against this proposal.

Ms. Christine Hyland Lamson, 509 John Street, addressed the Commission and stated she was against the proposal.

Mr. David Brockway, 6301 Maloney Avenue, addressed the Commission and explained she was against the proposal.

Ms. Connie Brockway, 6301 Maloney Avenue, addressed the Commission and indicated she was against the proposal.

Mr. Jeffrey Coleman, 6313 Waterman Avenue, addressed the Commission and explained he was against this proposal.

Ms. Ayanna Coleman, 6313 Waterman Avenue, addressed the Commission and explained she was against this proposal.

Commissioner Agnew moved to close the public hearing. Commissioner Strauss seconded the motion. Motion carried unanimously.

The Commission started deliberation and discussion.

- Would like to see more creative approaches to meeting the transportation needs of employees
- Concerned with putting in a parking area that would potentially impact the neighborhood
- Liked the idea of adding in a gate
- Cannot support adding parking
- Does not meet the goals of the Comprehensive Plan
- Paving the area for a very limited use which goes against sustainability and climate change
- Concerned about doing something that is different than what is in the Comprehensive Plan
- Comprehensive Plan should be amended if this were approved

Video of the meeting is available on the City website for review of detailed comments.

Motion

Commissioner Agnew moved that the Planning Commission recommend denial to the City Council of the Conditional Use Permit with Variances based on the following findings:

- **Does not meet the Conditional Use Permit based on the health, safety, and welfare**
- **This project is not consistent with the Comprehensive Plan Land Use Goals to protect single family homes**
- **The current Comprehensive Plan designation for the residential lots is Low Density Residential, which is not consistent with the rest of the golf course.**

Commissioner Miranda seconded the motion. Motion failed 3 ayes, 3 nays (Strauss, Bennett, Nemerov).

Director Teague indicated on a split vote staff has and can send it forward to the City Council unless another motion is made. City Attorney Kendall indicated the tied vote can move forward to the City Council and no action has been taken on the CUP. He explained the Commission may want to make a motion to approve with a tie to send forward to the City Council, which is better than a motion to deny.

Commissioner Strauss moved that the Planning Commission recommend approval to the City Council of the Conditional Use Permit with Variances as outlined in the staff memo subject to the conditions and findings therein. Commissioner Bennett seconded the motion. Motion failed 2 ayes, 4 nays (Agnew, Bartling, Miranda, Nemerov).

Video of the meeting is available on the City website for review of detailed comments.

VI. Chair and Member Comments

Received

VII. Staff Comments

Received

VIII. Adjournment

Commissioner Berube moved to adjourn the June 23, 2021, Meeting of the Edina Planning Commission at 11:25 PM. Commissioner Agnew seconded the motion. Motion carried unanimously.