



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
September 22, 2021

I. Call To Order

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

II. Roll Call

Answering the roll call were: Commissioners Miranda, Berube, Strauss, Bennett, Barberot, Hayward, Olsen, Agnew, and Bartling. Staff Present: Cary Teague, Community Development Director, Kris Aaker, Assistant Planner, Emily Bodeker, Assistant Planner, and Liz Olson, Administrative Support Specialist.

Absent from the roll call: Commissioner Alkire.

Student Commissioners Kenley Barberot and William Hayward introduced themselves.

III. Approval Of Meeting Agenda

Commissioner Berube moved to approve the September 22, 2021, agenda. Commissioner Olsen seconded the motion. Motion carried.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, August 25, 2021

Commissioner Berube moved to approve the August 25, 2021, meeting minutes. Commissioner Olsen seconded the motion. Motion carried.

V. Community Comment

None.

VI. Public Hearings

A. B-21-28: Front Yard Setback Variance at 313 Griffit Street

Assistant City Planner Bodeker presented the request for a front yard setback variance. Staff recommends approval of the front yard setback variance, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Trevor Fladwood, Homeowner, introduced himself and addressed the Commission.

Public Hearing

None.

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

Motion

Commissioner Olsen moved that the Planning Commission recommend approval of the Front Yard Setback Variance as outlined in the staff memo subject to the conditions and findings therein. Commissioner Bartling seconded the motion. Motion carried unanimously.

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

B. B-21-26: Variance Request for 5101 Windsor Ave

Assistant Planner Aaker presented the request of 5101 Windsor Ave for a variance. Staff recommends approval of the variance, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Commissioner Bennett arrived at 7:22 p.m.

Public Hearing

None.

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

The Commission discussed the variance.

Motion

Commissioner Bennett moved that the Planning Commission recommend approval of the variance as outlined in the staff memo subject to the conditions and findings therein. Commissioner Bartling seconded the motion. Motion carried unanimously.

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

C. B-21-29: Variance Request at 5615 Woodcrest

Assistant Planner Aaker presented the request of 5615 Woodcrest for a variance. Staff recommends approval of the variance, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Public Hearing

Mr. Tom Von Ruden, contractor, and applicant addressed the Commission.

Commissioner Bennett moved to close the public hearing. Commissioner Bartling seconded the motion. Motion carried unanimously.

Motion

Commissioner Bartling moved that the Planning Commission recommend approval to the City Council of the variance as outlined in the staff memo subject to the conditions and findings therein. Commissioner Berube seconded the motion. Motion carried unanimously.

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

D. Preliminary Rezoning & Preliminary Development Plan with Variances for City Homes at 4630 France Avenue

Director Teague presented the request for Preliminary Rezoning & Preliminary Development Plan with Variance for City Homes. Staff recommends approval of the preliminary rezoning and preliminary development plan with the lot size and lot width variances, staff further recommended denial of building coverage and rear yard setback variance subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Dave Remick, City Homes, and Mr. Jeff Ziebarth, Perkins & Will, introduced themselves and addressed the Commission.

The Commission asked the applicants questions.

Public Hearing

Mr. Scott Fischmann, 4613 Meadow Road, addressed the Commission.

Ms. Laura Westlund, 4626 France Ave., addressed the Commission with her concerns and indicated she was opposed to the side yard variance.

Ms. Katharine Winston, 4634 France Ave., addressed the Commission with her concerns and indicated she was against this development.

Ms. Anne Tofteland, 4615 Meadow Road, addressed the Commission with her concerns of extreme impacts on their privacy and sightlines.

Ms. Elizabeth Goodman, 4707 Meadow Road, addressed the Commission. She indicated she was opposed to this plan.

Ms. Karin Wille, 4701 Meadow Road, echoed the concerns of her neighbors.

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

The Commission discussed the Rezoning and Preliminary Development Plan with Variances.

Motion

Commissioner Olsen moved that the Planning Commission recommend approval of the Preliminary Rezoning from R-1 to PRD-2, Preliminary Plat, Side yard setback variances from 20 feet to 7 and 15 feet, and a lot size variance from 7,300 square feet to 5,016 square feet and recommend denial of the proposed rear yard setback variance and building coverage variance, subject to the conditions and findings therein with the addition of the tree protection plan. Commissioner Miranda seconded the motion. Motion carried unanimously.

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

E. Site Plan Review with Variances – 6500 Barrie Road

Director Teague presented the request for Site Plan Review with Variance. Staff recommends approval of the site plan with variances, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Don Rolf, Pope Architects introduced himself and Mr. Cori Rodriguez, Pope Architects; Alex Young, MSP Commercial; and Patrick Sarver, Civil Site Group

The group addressed the Commission.

The applicant answered Commission questions

Public Hearing

Ms. Linda Schmitz, 6483 Barrie Road, addressed the Commission.

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

The Commission discussed the Site Plan with Variances and provided the following comments:

- Viable alternatives to have both entrances on the side. Things should be concentrated.
- Active the Northeast corner with a gathering space with drop off entrance closer to that side.
- No need for an entrance on 65th.
- Prefer less parking with shared parking.
- Likes the inclusion of sidewalks.
- The building does not feel intuitive for the area.
- Excellent project with all of the variances that are required.
- Recommend increasing the parking stall variance to have a better facade and entrance on the front
- Full sidewalk along the property.

Motion

Commissioner Olsen moved that the Planning Commission recommend denial to the City Council of the site plan review with variances based on the variance criteria is not met, the configuration of the building on the site is not appropriate.

After some discussion Commissioner Olsen withdrew her motion.

The applicant addressed the Commission about possible changes to the site plan in order to get approval to move forward to the City Council.

The Commission debated on a possible motion.

Commissioner Bennett moved that the Planning Commission recommend approval to the City Council of the site plan review with variances as outlined in the staff memo subject to the conditions and findings therein and with the following additional conditions: relocating or add an entrance on the corner of 65th and Barry; reconfiguring the orientation of the building to have both drive entrances on the south side and the pedestrian access on the north side; improving the pedestrian experience around the building with extending the sidewalk on the northern portion to both property boundaries; increasing the parking variance amount to accommodate design changes. Commissioner Miranda seconded the motion. Motion carried 6 ayes, 1 nay (Agnew).

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

VII. Reports/Recommendations

A. Zoning Ordinance Amendments – Impervious Surface, Basements, 1-Foot Rule and Setback Definitions

Director Teague presented the zoning ordinance amendments for impervious surface, basements, 1-foot rule and setback definitions.

Staff and the Commission discussed the Zoning Ordinance Amendments.

The Commission decision was to keep the ceiling height at nine feet until more data is received.

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

B. 2022 Planning Commission Work Plan

Director Teague presented the 2022 Planning Commission Work Plan.

The Commission reviewed the 2022 Work Plan with staff.

Motion

Commissioner Olsen moved approval of the 2022 Planning Commission Work Plan with added Commissioner assignments. Commissioner Miranda seconded the motion. Motion carried unanimously.

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

VIII. Chair and Member Comments

Received.

IX. Staff Comments

Received.

X. Adjournment

Commissioner Olsen moved to adjourn the September 22, 2021, Meeting of the Edina Planning Commission at 10:09 PM. Commissioner Miranda seconded the motion. Motion carried unanimously.