



Minutes  
City Of Edina, Minnesota  
Planning Commission  
Edina City Hall Council Chambers  
September 14, 2022

**I. Call To Order**

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

**II. Roll Call**

Answering the roll call were: Commissioners Miranda, Alkire, Gandhi, Bennett, Padilla, Smith, and Chair Agnew. Staff Present: Cary Teague, Community Development Director, and Liz Olson, Administrative Support Specialist.

Absent from the roll call: Commissioner Strauss and Olson.

**III. Approval Of Meeting Agenda**

**Commissioner Alkire moved to approve the September 14, 2022, agenda. Commissioner Padilla seconded the motion. Motion carried unanimously.**

**IV. Approval Of Meeting Minutes**

**A. Minutes: Planning Commission, August 24, 2022**

**Commissioner Alkire moved to approve the August 24, 2022, meeting minutes. Commissioner Padilla seconded the motion. Motion carried unanimously.**

**V. Special Recognitions and Presentations**

**A. Welcome Student Commissioners-Shayaan Gandhi and Sarah Hu**

Chair Agnew introduced one of the new Student Commissioner, Shayaan Gandhi. Youth Commissioner Gandhi reviewed his interests and grade level with the Commission.

**VI. Community Comment**

None.

**VII. Public Hearings**

**A. Zoning Ordinance Amendment, to Revise the PUD-16 Zoning District to Include a New Overall Development Plan and Site Plan Review for 7200 and 7250 France Avenue**

Director Teague presented the request of a Zoning Ordinance Amendment for 7200 and 7250 France Avenue. Staff recommends approval of the Zoning Ordinance Amendment, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

### **Appearing for the Applicant**

Mr. Drew Stafford and Mr. Ted Carlson, Orion Investments, 6550 York, Edina, addressed the Commission.

Mr. Nate Enger and Ms. Joanna Griffith, ESG Architecture and Design was also at the meeting and addressed the Commission and answered questions.

### **Public Hearing**

Mr. Richard Stein, 7016 Bristol Blvd, indicated he had some concerns with this development. He addressed his concerns to the Commission.

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

The Commission discussed the proposal and reviewed items with the applicant and staff.

- Presentation and video gave the feel of what the development would look like and feel like
- Likes the mixed-use office change
- Likes the natural buffering with the retention pond and the pedestrian path
- Transition of what is to the east of France Avenue
- Liked the courtyard commitment to pedestrians and gathering space and the elimination of the east/west road
- The design of the office in general looks really nice
- Loves the below grade parking
- Appreciated the way this plan focused on the north/south navigation and connecting to the existing bike infrastructure
- Likes the design moving forward to obtain the green certification
- Likes the look of the landscaping and trees
- Concerned there may be congestion on the roadway from Gallagher or Hwy 72
- Would like to see a way to incorporate the entrance into the parking without creating too much congestion
- Loves the buildings design
- Simplicity is important
- Important to not overlook the lack of negative feedback
- Would like to see more glass in the buildings on the ground level
- Loves the north/south connection

- Does not want a winding path because this is for transportation and not for entertainment
- The pedestrian feel is missing and feels very much like a single use building that is geared towards the vehicle
- It is a beautiful building
- Nervous about breaking this project into two phases
- Would rather have a temporary parking lot in order to get a more robust pedestrian experience in the future

The Commission continued with discussion on possible conditions to add to the motion.

### **Motion**

**Commissioner Alkire moved that the Planning Commission recommend approval to the City Council of the request for Zoning Ordinance Amendment and new Overall Development Plan for PUD-16 as outlined in the staff memo subject to the conditions and findings therein. One condition was added that the bike and pedestrian path along the north south connection through the site be physically separated from vehicular path. Commissioner Padilla seconded the motion. Motion carried unanimously.**

The Planning Commission meeting can be viewed online at the City website.

### **VIII. Reports/Recommendations**

#### **A. 2023 Planning Commission Work Plan**

Director Teague presented the 2023 Planning Commission Work Plan.

The Commission and staff discussed the proposed initiatives for 2023.

### **Motion**

**Commissioner Bennett moved approving the 2023 Planning Commission Work Plan. Commissioner Miranda seconded the motion. Motion carried unanimously.**

### **IX. Chair and Member Comments**

Received.

### **X. Staff Comments**

Received.

### **XI. Adjournment**

**Commissioner Miranda moved to adjourn the September 14, 2022, Meeting of the Edina Planning Commission at 9:55 PM. Commissioner Smith seconded the motion. Motion carried unanimously.**