



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
October 25, 2022

I. Call To Order

Chair Agnew called the meeting to order at 7:02 PM.

II. Roll Call

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

Absent from the roll call: Commissioner Gandhi, Hu, Olson and Smith.

III. Approval Of Meeting Agenda

Commissioner Padilla moved to approve the October 25, 2022, agenda. Commissioner Miranda seconded the motion. Motion carried unanimously.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, September 28, 2022 and October 12, 2022

Commissioner Miranda moved to approve the September 28, 2022 and October 12, 2022, meeting minutes. Commissioner Strauss seconded the motion. Motion carried unanimously.

V. Community Comment

None.

Commissioner Bennett joined the meeting at 7:16 PM.

VI. Public Hearings

A. Site Plan Review and Ordinance Amendment – 4901 West 77th Street

Director Teague presented the request of 4901 West 77th Street for a Site Plan review and Ordinance Amendment. Staff recommended approval of the Site Plan review and Ordinance Amendment, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Jay Scott, Salmon Real Estate Group, Mr. Scott Laugen, First Bank and Trust, and Kyle Peterson, HTG Architects, made a presentation to the Commission and answered questions.

Public Hearing

None.

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

The Commission discussed the proposed site plan and provided the following feedback:

- Loved the enclosed drive through
- Liked the design of the building and is very striking
- Great incorporation of landscaping

Motion

Commissioner Alkire moved that the Planning Commission recommend approval to the City Council of the site plan and ordinance amendments as outlined in the staff memo subject to the conditions and findings therein. Commissioner Strauss seconded the motion. Motion carried 5 ayes, 1 nay (Miranda).

B. Subdivision with Lot Area, Width and Depth Variances – 6146 McCauley Circle

Director Teague presented the request of 6146 McCauley Circle for a subdivision with lot area, width and depth variances. Staff recommends approval of the subdivision with lot area, width and depth variances, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Dipendra Mahaseth, 6416 McCauley Circle owner, and Brianna Olsen, Realtor, addressed the Commission and answered questions.

Public Hearing

Mr. Michael Smith, 6445 McCauley Terrace, addressed the Commission and indicated his opposition to the proposed variances.

Mr. Kevin Crudden, 6720 Indian Hills Road, addressed the Commission and indicated he was not in favor of these variances.

Mr. Brett Parmenter, 6443 McCauley Terrace, addressed the Commission and explained his opposition to the proposed variances.

Mr. Michael Ramme, 6401 McCauley Circle, addressed the Commission and stated he was against this proposed variance.

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

The Commission discussed the proposed subdivision with variances and provided the following feedback:

- Interesting lot with two potential entrances on two different cul-de-sac's
- History in the area of rezoning.
- A subdivision needs to maintain the character of the neighborhood, this does not do that.
- This neighborhood is known for larger lots and should not be subdivided.
- Support creating additional opportunities for families to live in Edina.
- There are near adjacent lots of similar or smaller size with some much larger.
- Concerned about incremental environmental damage to the lake by having two buildings rather than one building.
- Recommend requiring the conservation steps staff mentioned.
- Variety of lot sizes and shapes in the area.
- The character of the neighborhood is changing

Motion

Commissioner Alkire moved that the Planning Commission recommend approval to the City Council of the subdivision with variances as outlined in the staff memo subject to the conditions and findings therein and a conservation easement be established from the top of the steep slope to the lakeshore preventing tree removal, disturbance of the slopes, no manicured lawns, and no structures in the easement. To be in place prior to the City Council approving the final plat. Commissioner Padilla seconded the motion. Motion carried 5 ayes, 1 nay (Bennett).

IX. Chair and Member Comments

Received.

X. Staff Comments

Received

XI. Adjournment

Commissioner Miranda moved to adjourn the October 25, 2022, Meeting of the Edina Planning Commission at 8:28 PM. Commissioner Strauss seconded the motion. Motion carried unanimously.