



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
March 13, 2024

I. Call To Order

Chair Bennett called the meeting to order at 7:05 PM.

II. Roll Call

Answering the roll call were: Commissioners Bornstein, Hahneman, Miranda, Daye, Padilla, Smith, Felt, Hu, Schultze and Chair Bennett. Staff Present: Cary Teague, Community Development Director, Addison Lewis, Community Development Coordinator, and Liz Olson, Administrative Support Specialist.

Absent from the roll call: Commissioner Alkire.

III. Approval Of Meeting Agenda

Commercial Kennels and Animal Hospitals Ordinance was withdrawn.

Commissioner Miranda moved to approve the March 13, 2024; agenda as amended. Commissioner Daye seconded the motion. Motion carried unanimously.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, February 14, 2024

B. Minutes: Planning Commission Worksession, February 28, 2014

Commissioner Smith moved to approve the February 14, 2024, and February 28, 2024 meeting minutes. Commissioner Daye, Seconded the motion. Motion carried as amended unanimously.

V. Special Recognitions and Presentations

A. Welcome New Planning Commissioners

Chair Bennett introduced Commissioner Claire Hahneman to the public. Commissioner Hahneman provided her background and thanked the City for appointing her to the Commission.

VI. Community Comment

Ms. Janey Westin, 6136 Brookview Avenue, addressed the Commission regarding an update on the former Burley site.

Ms. Sarah Irwin, 6025 Kaymar Drive, addressed the Commission regarding the Kevin Kee's Auto body lot.

Mr. Ryan Siemers, 5821 Wooddale Avenue, addressed the Commission, asking for an update on the Grandview Pedestrian bridge.

VII. Public Hearings

A. Preliminary Rezoning & Site Plan, Variances and Subdivision – 6600-6800 France Avenue (Southdale Office Center)

Director Teague presented the request for a preliminary rezoning and site plan, variances and subdivision. Staff recommended approval of the preliminary rezoning and site plan, variances and subdivision, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Shawn Smith, Wildamere, Mr. Pete Kelmo, Olympus Ventures, Mr. Jason Vanselow, HJ Architects and Mr. Tom Lincoln, Kimley Horn made a presentation and answered Commission questions.

Public Hearing

Ms. Nora Davis, 6921 Southdale Road, addressed the Commission. She indicated she was at the meeting in support of the neighbors in this area and not in favor of the parking structure and concern for the trees.

Ms. Janey Weston, 6136 Brookview Avenue, addressed the Commission. She explained the medical buildings might want to have frosted glass rather than clear glass. She addressed the bike gutters and noted they are terrible and hard to use. She also suggested other pedestrian walkway options.

Mr. Ryan Siemers, 5821 Wooddale Avenue, addressed the Commission regarding consideration for the water runoff.

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

The Commission discussed preliminary rezoning and site plan, variances and subdivision proposed changes. Official comments can be reviewed in the official meeting video.

Motion

Commissioner Miranda moved that the Planning Commission recommend denial to the City Council of the Preliminary Rezoning and Site Plan, Variances and Subdivision based on the findings in the staff report and Commission discussion including the lack of adequate public pedestrian and bike connections through the site, removal of significant trees for construction of a parking ramp and pedestrian pathway through the development. Commissioner Borenstein seconded the motion. Motion carried. 6 ayes, 2 nays (Felt and Smith).

The Commission recessed at 10:09 p.m. and reconvened at 10:14 p.m. Commissioners Bornstein, Hu, and Shultze left the meeting.

B. Accessory Dwelling Unit Ordinance

Community Development Coordinator Lewis presented the Accessory Dwelling Unit Ordinance. Staff recommends approval of the Accessory Dwelling Unit Ordinance, as requested subject to the findings and conditions listed in the staff report.

Public Hearing

Ms. Janey Weston, 6136 Brookview Avenue, addressed the Commission on her accessory unit.

Mr. Ryan Siemers, 5821 Wooddale Avenue, addressed the Commission with concerns regarding requiring a frost barrier in a dwelling.

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

The Commission discussed the frost barrier requirement with staff.

Motion

Commissioner Smith moved that the Planning Commission recommend approval to the City Council of the Accessory Dwelling Unit Ordinance as outlined in the staff memo subject to the conditions and findings therein, striking Item G. Commissioner Hahneman seconded the motion. Motion carried unanimously.

Official video of the Planning Commission meeting can be found on the City website.

VIII. Reports/Recommendations

None.

IX. Chair and Member Comments

Received.

X. Staff Comments

Received.

XI. Adjournment

Commissioner Hahneman moved to adjourn the March 13, 2024, Meeting of the Edina Planning Commission at 11:20 PM. Commissioner Daye seconded the motion. Motion carried unanimously.