

**MINUTES OF THE REGULAR MEETING OF THE
EDINA PLANNING COMMISSION
HELD ON WEDNESDAY, JULY 2, 1997, AT 7:30 A.M.
EDINA CITY HALL COUNCIL CHAMBERS**

MEMBERS

PRESENT: G. Johnson, H. McClelland, J. Lonsbury, A. Swenson,
G. Workinger, L. Bergman, D. Byron

MEMBERS

ABSENT: C. Ingwalson, D. Runyan

STAFF

PRESENT: Craig Larsen, Jackie Hoogenakker

I. APPROVAL OF THE MINUTES:

The minutes of the May 28, 1997, meeting were filed as submitted

II. OLD BUSINESS:

LD-97-2 **Patrick J. Flanery and Connie F. Flanery**
6312 Hillside Road

Mr. Larsen reminded the Commission at their last meeting they requested the lot division be held over to clarify issues they felt needed to be addressed by the proponent. Questioned raised focused on the proposed rear lot area of the existing house, and the relationship of the lots to the neighborhood.

Mr. Larsen stated the proponent has responded to their concerns. Mr. Larsen concluded staff recommends approval of the lot division as submitted.

Chairman Johnson noted one question the Commission wanted answered at the last meeting was how the new lot compares in width with lots in the Hillside neighborhood.

Mr. Larsen responded the majority of lots within the Hillside neighborhood exceed 100 feet in width, and the "new" lot does not meet that width. Mr. Larsen added what the Commission must consider is if this lot really relates to that neighborhood.

Chairman Johnson said he understands that point, adding the way this lot is oriented (toward Crosstown) it could be considered part of the Tracy Avenue neighborhood, or belonging with the neighborhood along Crosstown Highway directly across the street, or the Hillside neighborhood. He acknowledged this lot is in a unique setting.

Commissioner McClelland said she wants to ensure that the future owner of the new lot gets the best lot possible.

Mr. Flanery addressed the Commission and explained the reason for the increased setback, and movement of the common property line west, resulted in the desire to increase the area of what he considers the rearyard of his house. He pointed out even though the platting does not indicate it originally as rear yard, for all practical purposes it is the rear yard, and used as such.

Mr. Larsen explained in the past corner lots could choose their rearyard, as long as 25 feet was maintained, and when construction of the existing house occurred the orientation created the sideyard of this lot as the rear yard.

After a brief discussion the Commission agreed there are two legally platted lots, and both lots are unique in setting, and their relationship to adjoining neighborhoods, and allowing the division, does not negatively impact surrounding property owners.

Commissioner Byron moved to recommend lot division approval, subject to the plans presented, and removal of the existing tennis court. Commissioner Swenson seconded the motion. All voted aye; motion carried.

III. ADJOURNMENT:

The meeting adjourned at 7:50 p.m.

Jackie Hoogenakker