

**MINUTES OF THE REGULAR MEETING OF
THE EDINA PLANNING COMMISSION
WEDNESDAY, JULY 26, 2000, 7:30 P.M.
EDINA CITY HALL COUNCIL CHAMBERS
4801 WEST 50TH STREET**

MEMBERS PRESENT:

Chair Gordon Johnson, Helen McClelland, David Byron, Ann Swenson, John Lonsbury, David Runyan, Charles Ingwalson, Lorelei Bergman

MEMBERS ABSENT:

Geoffrey Workinger

STAFF PRESENT:

Craig Larsen and Jackie Hoogenakker

I. APPROVAL OF THE MINUTES:

The minutes of the June 28, 2000, meeting were filed as submitted.

II. NEW BUSINESS:

**S-00-4 Preliminary Plat - Janco, Inc.
 Brendan Glenn
 6709 Indian Hills Road**

Mr. Larsen informed the Commission the subject property is a developed single dwelling lot comprising an area of 4.53 acres. There is an existing home in the northeasterly portion of the property. An application has been submitted to subdivide the property into six lots served by a cul de sac off of Indian Hills Road. The existing home would be removed.

Mr. Larsen explained the subdivision ordinance requires that all lots in a new subdivision meet or exceed the median average for lot width depth and area of all lots within 500 feet of the property proposed for subdivision. In this case there are 39 lots in the 500 foot neighborhood. The six lots in the proposed plat exceed all ordinance requirements for lot width, depth and area. The proposed

lots are large enough and wide enough to handle the expected large homes. Highway noise is a major issue in this neighborhood. The developer should mitigate noise through a combination of fencing, berming and plantings. Staff recommends approval of the proposed preliminary plat subject to the following conditions:

1. Final Plat approval
2. Subdivision dedication
3. Developer's Agreement including noise mitigation approved by City Engineer.
4. Watershed District permits.

Mr. Fred Richards, attorney representing the development team was present. Mr. Tom and Dan Graham, developers were present. Mr. Nelson, property owner was present, and interested neighbors were present.

Commissioner Runyan noted the plans depict four water stubs off McCauley Trail and questioned Mr. Larsen on the impact the proposed berm will have on the water stubs. Mr. Larsen acknowledged the water stubs are in place, but that issue will have to be addressed by the property owner. Mr. Larsen stated he is unsure if the stubs can be used if the site is developed as recommend by staff. Continuing, Mr. Larsen explained it is the position of the City that sound mitigation is very important for this property, and needs to be constructed. Mr. Larsen added the proposed berm, landscaping and fencing along McCauley Trail is something the City believes should occur. Concluding, Mr. Larsen reiterated the four stub situation off McCauley Trail will need to be addressed by the property owner, pointing out the City has made it clear that noise mitigation is required for this site.

Commissioner Swenson commented it appears to her that storm water run-off will drain toward McCauley Trail, and questioned how the proposed berming will impact water run-off.

Mr. Larsen said all draining issues will be studied and addressed before final plat. Continuing, Mr. Larsen added a culvert system to McCauley Trail could be constructed to handle water run-off, and lots 5 and 6 encroach on a pond aiding in water retention for those two lots. Mr. Larsen reiterated water issues will be addressed by the City engineering department before final plat.

Mr. Richards introduced to the Commission members of the development team; Mr. Tom Graham, Mr. Dan Graham and property owner Mr. Nelson.

Mr. Richards addressed the Commission informing them the intent of the developer is to sell the lots to private individuals to construct single family

homes. Mr. Richards said the goal of this project is to develop the site inward toward Edina, and to become part of the Indian Hills neighborhood. Continuing, Mr. Richards told the Commission a neighborhood meeting was held to inform neighbors of the proposal.

Chairman Johnson commented he realizes it may be early in the process, and asked if the height of the proposed berm is known and the size of the proposed plantings. Mr. Graham responded at this time it is felt the earth berm will be four feet in height. Ten to 15 coniferous trees will be planted 15 feet on center. Mr. Graham added behind the trees shrubs will be planted and an eight foot high wooden fence will be installed.

Chairman Johnson asked if the planted trees will be mature. Mr. Graham said the trees will be mature.

Mr. Joslyn, 6718 Indian Hills Road addressed the Commission and informed them in his opinion the entrance into this proposed subdivision development should be from McCauley Trail, not Indian Hills Road. Continuing, Mr. Joslyn said Indian Hills Road is a winding road with poor site lines, and the addition of six new homes will increase traffic flow and reduce safety for existing and new residents.

Commissioner Runyan asked Mr. Joslyn the speed vehicles travel on Indian Hills Road. Mr. Joslyn said vehicles travel Indian Hills Road very quickly, and with existing blind curves a real safety issue exists. Mr. Joslyn submitted to the Commission a letter stating his reservations, and read to the Commission points of concern from this letter.

Commissioner McClelland addressed Mr. Richards and asked him if the proposed development will disturb the existing pond. Mr. Richards explained the pond will not be disturbed. Continuing, Mr. Richards said contact has already been made with Bob Obermeyer of the Nine Mile Creek Watershed District regarding the pond.

Mr. Tom Crouch, 6740 Indian Way West, told the Commission he does not object to the proposal as presented, but would like the Commission to consider as a recommendation of approval that Lots 5 & 6 on the pond be added to the homeowners association that maintains the pond. Mr. Crouch said neighboring properties that abut the pond have formed an association that maintains the pond with a bubbler system, etc.

Mr. Prevot, 6728 Indian Hills Road, questioned how lot sizes were calculated. Mr. Larsen explained the subdivision ordinance requires that lot sizes as a result of subdivision have to meet certain requirements, of size, depth, and width. Continuing, Mr. Larsen said lot sizes are determined by

calculating sizes of single family lots that fall within 500 feet of the perimeter of the subject site.

Mrs. Segreto, 6720 Indian Hills Road, told the Commission she supports the proposal as presented and believes the proposed access off Indian Hills Road is correct. She said approving access off Indian Hills Road will create a housing development that will match the property values of the existing homes along Indian Hills Road. Mrs. Segreto pointed out to the best of her knowledge this development does not require any variances, and to deny development of this site off Indian Hills Road is arbitrary and capricious. Continuing Mrs. Segreto said in her opinion access off McCauley Road will result in the development of less expensive homes. She added she agrees safety on Indian Hills Road is a concern, but believes new property owners will respect their new neighborhood.

Mr. Bob Fraser, 6711 Indian Hills Road stated he wants to see access off Indian Hills Road, and asked the developers if they would consider an Indian name for the street name.

Mr. Bert Kuiper, 6608 Pawnee Road, told the Commission he lives on property that abuts the pond and would like the developer to save as many trees as possible on the site. Mr. Kuiper said he supports the proposal as submitted with access off Indian Hills Road.

Commissioner Runyan asked in reference to the safety and sight line issue if a speed bump could be constructed on Indian Hills Road. Mr. Larsen said it is the policy of the City of Edina to avoid constructing speed bumps on public streets. Continuing, Mr. Larsen said the sight lines will be evaluated along Indian Hills Road and safety measures implemented. Continuing, Mr. Larsen explained in the Indian Hills neighborhood tree trimming is reduced to a minimum to maintain the natural woodsy atmosphere of the neighborhood. If it is found that extra trimming is needed it will be done.

Commissioner McClelland commented that clear view from the site will also be evaluated. Mr. Larsen said that is correct.

Commissioner Swenson asked Mr. Larsen if it is legal for the Commission to request that Lots 5 and 6 be added to the homeowners association as a condition of approval. Mr. Larsen said in his opinion that condition can be added.

Mr. Richards said Mr. Graham is willing to go on record that he will add Lots 5 and 6 to the existing homeowners association comprised of property owners abutting the pond.

Commissioner Swenson moved to recommend preliminary plat approval subject to: final plat approval, subdivision dedication, developer's agreement including noise mitigation approved by City Engineer, watershed district permits with the recommendation that the City Engineer reexamine the site lines from the subject property onto Indian Hills Road, and that the developer is to enter Lots 5 and 6 into the adjoining (Indian Way West) neighborhood association that maintains the pond. Commissioner Lonsbury seconded the motion.

Commissioner Byron interjected that he would like to see stronger language used to summarize the safety concerns expressed by neighbors regarding access to and from the site. Mr. Byron pointed out the present property owner has respect for Indian Hills Road and the site lines, and he also is very familiar with the comings and goings of his neighbors. New property owners may not approach the area with the same amount of caution. Concluding, Mr. Byron said he wanted to express this opinion, acknowledging it is difficult to put into a motion.

Chairman Johnson responded the Commission has directed reexamination of the site lines at this location by the City Engineering Department, and that may be enough. Commissioner McClelland interjected she would like to see something executed at the new entrance/exit to the development that is similar to the development along Blake Road (Oak Bend). She pointed out in that area (Oak Bend) the site lines are minimal and to accomplish better access onto Blake Road, and better visibility, the developer widened, flattened and removed brush/vegetation from the entrance.

All members voted aye; motion to recommend preliminary plat approval passed, 8-0.

LD-00-7

**Tim and Ann McGlennen
5212 and 5214 Malibu Drive**

Mr. Larsen informed the Commission the property is a developed double dwelling unit lot. The owners are requesting a party wall division in order to

facilitate the sale of the individual units. The property complies with all zoning ordinance requirements.

Mr. Larsen concluded staff recommends approval.

Commissioner McClelland moved to recommend lot division approval. Commission Lonsbury seconded the motion. All voted aye; motion carried.

III. ADJOURNMENT:

Commissioner Lonsbury moved meeting adjournment at 8:30 p.m. Commissioner Byron seconded the motion. All voted aye; motion carried.

Jackie Hoogenakker