



**Minutes of the Planning Commission Meeting
August 1, 2001, 7:30 P.M.
Edina City Hall Council Chambers
4801 West 50th Street, Edina, MN**

Members Present:

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

Members Absent:

Geoff Workinger

Staff Present:

Craig Larsen

II. NEW BUSINESS:

Applicant:

Parkwood Knolls Construction

Location:

South of Kelsey Court and east of Malibu Drive

Comprehensive Plan Designation:

Single Dwelling Residential

Zoning:

R-1, Single Dwelling Unit

Request:

Revised master plan for all remaining vacant, unplatted land in Parkwood Knolls

Mr. Larsen informed the Commission in December 1994, the City Council approved a master development plan for all remaining vacant land in Parkwood Knolls. The approved plan contained 91 lots and comprised 53 acres. Since the master plan was approved, the proponents have platted 49 of the lots for development. The proponents have now submitted a revised master plan for the balance of the property.

Mr. Larsen explained the unplatted area is approximately 41 acres and contains 49 lots in the master plan. The proponents are proposing a revision to the master, which reduces the number of lots from 49 to 48. The plan alters the street layout. Kelsey Terrace ran north south along the eastern portion of the site in the old plan. In the new plan Kelsey angles toward the center of the site and runs southeast to connect to the existing street. The other significant

change is the removal of the connection between Ridge Trail (Cougar Trail on the old plan) and Malibu Drive. The grading plan shows the elimination of five small wetland areas, and the enlargement of two other wetlands. The watershed district is currently reviewing the plan.

Mr. Larsen concluded staff recommends approval of the revised master plan. The new plan is slightly less dense than the earlier plan. The change in alignment of Kelsey will likely reduce speed on the street because it will not be a straight shot. The wetland review by the Watershed District may impact the number of lots. One or two lots could be lost. Approval is conditioned on:

1. Nine Mile Creek Watershed District Permit
2. Army Corp of Engineers

The proponent, Mr. Carl Hansen Jr. was present to respond to questions.

Commissioner Byron informed the Commission he will abstain from the vote.

After a brief discussion Commissioner Lonsbury moved to recommend preliminary plat approval subject to staff conditions. Commissioner McClelland seconded the motion. Motion to approve carried 7 to 0 with one abstention.

LD-01-4

Applicant:

Jensen Homes for Carl and Eloise Pohlad

Location:

4810 and 4812 Bywood West

Request:

Transfer a 2,600 square foot parcel from 4810 to 4812 Bywood West.

Mr. Larsen informed the Commission staff recommends approval of the proposed lot division. Both lots will continue to comply with Zoning Ordinance requirements following the division.

Commissioner McClelland moved to recommend lot division approval. Commissioner Ingwalson seconded the motion. All voted aye. Motion carried.

II. ADJOURNMENT:

The meeting was adjourned at 8:15 p.m.

Jackie Hoogenakker