



**MINUTES OF THE REGULAR MEETING
OF THE EDINA PLANING COMMISSION
WEDNESDAY, SEPTEMBER 1, 2004, 7:PM
EDINA CITY HALL COUNCIL CHAMBERS
4801 WEST 50TH STREET**

MEMBERS PRESENT:

Chair Byron, Swenson, Lonsbury, Fischer, McClelland, Runyan, Workerger, Skallerud, and Brown

STAFF PRESENT:

Craig Larsen and Jackie Hoogenakker

I. APPROVAL OF THE MINUTES:

The minutes of the July 28, 2004, meeting were filed as submitted.

II. NEW BUSINESS:

**C-04-2 Conditional Use Permit
Edina Country Club (ECC)
5100 Wooddale Avenue**

Mr. Larsen informed the Commission the Edina Country Club is proposing a two level addition to the south side of the existing clubhouse. The addition provides for an expanded pro shop on the lower level and seating for the pub on the upper level.

Mr. Larsen concluded staff recommends approval of the Conditional Use Permit for clubhouse expansion. Approval should be conditioned on restoration of screening along Wooddale Avenue.

Mr. Michael Bjornberg, of Miller Dunwiddie was present representing the Edina Country Club (ECC).

Commissioner McClelland questioned the time frame to complete the screening along Wooddale Avenue. Mr. Larsen responded in speaking with ECC staff they indicated if weather doesn't become a factor screening could proceed this fall.

Chairman Byron asked for further explanation on the proposed structural changes to the clubhouse.

Mr. Bjornberg with graphics explained the proposed addition would be constructed toward the south. He pointed out expansion would occur on top of the existing flat deck area with internal improvements to the electrical and mechanical aspects of the project to include the rearrangement of the existing seating area to function as new lounge area. All seating for the pub would be relocated to the upper level. Concluding Mr. Bjornberg said the proposed expansion rearranges seating within the building while solving functioning issues. Seating capacity remains the same.

Commissioner Swenson asked if the porch area would continue to be screened. Mr. Bjornberg responded in the affirmative.

Commissioner McClelland told Mr. Bjornberg she would like to see the landscaping/screening planted as soon as possible. Mr. Bjornberg responded ECC has contracted and scheduled a start date, which is this fall. He pointed out the Country Club is trying to coincide the planting and screening process with the street improvements to Wooddale Avenue.

Commissioner Workinger asked Mr. Larsen if parking has been a problem for the ECC. Mr. Larsen responded to date he has observed occasional short-term on-street parking for large events, and in his opinion parking isn't a problem.

Commissioner Runyan moved to recommend Conditional Use Permit approval subject to the plans presented and subject to staff conditions. Chairman Byron asked Commissioner Runyan if his motion includes restoration of the landscaping and screening. Commissioner Runyan said his motion is intended to include restoration of landscaping/screening along Wooddale Avenue. Commissioner Swenson seconded the motion. All voted aye.

Commissioner Swenson commented she is very familiar with the Club and believes the proposal solves some of the existing problems. She concluded this renovation is an improvement.

LD-04-7

**William and Edith Kuross
5316-5318 Malibu Drive**

Mr. Larsen informed the Commission the proponents are requesting a party wall lot division of their existing double bungalow. Mr. Larsen concluded staff recommends approval; the proposed split complies with all zoning requirements including separate utility connections for each unit.

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

III. ADJOURNMENT:

Jackie Hoogenakker