



**DRAFT MINUTES OF THE REGULAR MEETING  
OF THE EDINA PLANNING COMMISSION  
WEDNESDAY, JANUARY 28, 2004, 7:30 PM  
EDINA CITY HALL COUNCIL CHAMBERS  
4801 WEST 50<sup>TH</sup> STREET**

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**MEMBERS PRESENT:**

**Chair Gordon Johnson, John Lonsbury, Ann Swenson, David Byron, Helen McClelland, Geof Workinger, Stephen Brown, William Skallerud**

**MEMBERS ABSENT:**

**David Runyan**

**STAFF PRESENT:**

**Craig Larsen and Jackie Hoogenakker**

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**I. APPROVAL OF THE MINUTES:**

The minutes of the January 7, 2004, meeting were filed as submitted.

**II. OLD BUSINESS:**

<b>Z-03-8</b>	<b>Preliminary Rezoning and Preliminary Plat</b>
<b>S-03-8</b>	<b>Wallingford Partnership</b>
	<b>5101 70<sup>th</sup> Street West</b>

Mr. Larsen reminded the Commission Wallingford Partnership appeared before them at their last meeting and since that meeting their plans have been revised to better reflect comments from the City Council.

Mr. Larsen introduced Mr. Vasco and Tony Bernardi along with their architect Mr. Todd Young who are present to respond to any questions the Commission may have.

Commissioner Workinger commented it appears to him it's a good idea to divide the parcel into two separate lots, and asked Mr. Larsen if each building would be able to "stand on their own" without the need for variances. Mr. Larsen

responded that both parcels would be able to “stand alone” with no variances required. Mr. Larsen said the reason a variance is needed is that a utility easement runs through the property. Mr. Bernardi told the Commission the development team worked very hard to design the proper scenario for this site, adding he believes the revised plan presented is an improvement over the previous plan.

Commissioner Byron referred to minutes from the City Council meeting where Mayor Maetzold inquired if Wallingford Partnership would consider designating some units in the new building as affordable. Continuing, Commissioner Byron stated he feels that request deserves consideration and asked Mr. Bernardi his thoughts. Mr. V. Bernardi stated at this time designating units as affordable has not been discussed, adding that request would be given some consideration. Commissioner Byron said in his opinion if the Commission were to recommend approval of the proposed new apartment complex approval should be conditioned on designating some units as affordable.

Commissioner McClelland asked Mr. Bernardi a price range has been set for the new rental units. Mr. V. Bernardi said in this area of Edina rent is roughly \$1.10 - \$1.20 per square foot.

Commissioner Workinger asked Mr. Bernardi when he proposes to “break ground”. Mr. V. Bernardi responded around April 1<sup>st</sup>.

Mr. Alan Hohenstein, 5104 70<sup>th</sup> Street West, addressed the Commission stating he resides directly across the street from the subject property. Mr. Hohenstein told the Commission he has a number concerns with the project. Mr. Hohenstein stated his concerns are: proposed building size, building elevation, building height, roofline, and driveway access, to name a few. Continuing, Mr. Hohenstein said this proposal if approved as submitted would change the dynamics of the area. With graphics Mr. Hohenstein submitted to the Commission different building design scenarios he feels are an improvement over the plans presented.

Chairman Johnson asked Mr. Hohenstein if he has a plan that includes a swimming pool. Mr. Hohenstein responded his plans do not allow for a pool. Chairman Johnson commented a pool appears on the plans presented this evening.

Mr. Todd Young, representing the proponents told the Commission the goal of Wallingford Partnership is to create a beautiful residential community similar to the new residential community Cornelia Place off West 65<sup>th</sup> Street and Valley View. Mr. Young added everything would be done to ensure that the building materials used on the exterior are aesthetically pleasing to the residential neighborhood to the north. Continuing, Mr. Young stated at this time it is felt the exterior materials would be brick and stucco with the possibility of a

metal roof. Mr. Young said at this preliminary stage a final decision has not been made on the exact color scheme of the complex.

Commissioner Workinger commented as he reviewed the plans he observed there appears to be no access to West 70<sup>th</sup> Street. Mr. Todd responded, that is correct, in talks with city staff it was understood that placing a curb cut on West 70<sup>th</sup> Street would not be supported. Commissioner Workinger asked Mr. Larsen the reasoning behind not permitting a curb cut on West 70<sup>th</sup> Street. Mr. Larsen explained historically West 70<sup>th</sup> Street in this area has been a traffic congestion problem for the city. Engineering staff feels that access off Metro Boulevard better suits the site and will keep traffic flowing allowing the residential neighborhood to gain access to West 70<sup>th</sup> Street with greater ease.

Chairman Johnson asked Mr. Larsen if a redesign of the West 70<sup>th</sup> Street/ Metro Boulevard intersection could be studied whereby better traffic flow would occur if a redesign were visited. Mr. Larsen said it is possible the engineering department would consider a West 70<sup>th</sup> Street access if the entire intersection would be redesigned.

Commissioner McClelland explained she is unhappy a left hand turn from the site onto West 70<sup>th</sup> Street isn't allowed. She said many residents of the building would probably like to be able to turn left to visit the retail area. Mr. Larsen said that is true but the residential properties across West 70<sup>th</sup> Street were considered when making this decision.

Commissioner Byron stated he is very familiar with this site and asked if the Commission were to act on this does the potential for future redesign still exist for the Metro Boulevard/West 70<sup>th</sup> Street intersection. Mr. Larsen responded that is a good question. He explained at this time this application is in the preliminary approval stage and any change(s) with regard to that intersection could be presented at final rezoning and plat, but the proponent, through city engineering approval only, could present any change to the existing intersection. Mr. Larsen also added any commission or council action on this application would not prevent future redesign of Metro/West 70<sup>th</sup> Street.

Chairman Johnson asked Mr. Young if he sees any merit in the proposals Mr. Hohenstein presented this evening. Mr. Young responded at this point he has no comment due to the lack of time to study the proposals. Continuing, Mr. Young added one issue he can comment on is that the proposed Wallingford apartments have been designed to take advantage of creek views.

Commissioner Swenson asked Mr. Larsen if he believes the proposed increase in density is a problem. With the aid of graphics Mr. Larsen explained the subject site is located in an area that is surrounded by collector streets and industrial zoned properties. Mr. Larsen said the proposed increase in density should not negatively impact the area.

Commissioner Byron said he is trying to “get a feel” on the height of the building and asked Mr. Young to explain how the floors layout. Mr. Young responded there is a possibility that apartment units on the 4<sup>th</sup> floor could have vaulted ceilings. Continuing, Mr. Young said all units will have 9-foot ceilings (11 feet floor to floor) and the roof is designed with a 5/12 pitch with the possibility of the roof being designed with a 4/12 pitch. Mr. Young said at this time they are still ironing out the final roof design. Chairman Johnson said if he calculated correctly the building height would be around 56 feet, depending on the roof pitch. Mr. Young responded that is correct.

Commissioner Workinger reiterated his concern is with the lack of access to West 70<sup>th</sup> Street. He said if approval as recommended he would like the council to note he feels the intersection of Metro Boulevard at 70<sup>th</sup> Street needs to be reviewed and addressed with preliminary approval conditioned on reconfiguration of that intersection. Mr. Larsen responded he understands where Commissioner Workinger is “coming from” but with regard to traffic he must defer to the City Engineer. Continuing, Mr. Larsen said it is his understanding the City Engineer doesn’t want another curb cut on West 70<sup>th</sup> Street. Commissioner Workinger asked what would encourage the City Engineer to change is position. Mr. Larsen responded in his opinion that intersection would need to be restudied and he would reevaluate that intersection if information changed.

Mr. Young said that while he understands the concern with regard to an access off West 70<sup>th</sup> Street he believes the majority of residents would be heading east toward Highway 100.

A discussion ensued between the proponents and the commission with regard to the intersection and traffic flow on Metro Boulevard/West 70<sup>th</sup> Street. Mr. Larsen told the Commission the issues on West 70<sup>th</sup> Street and Metro Boulevard should not delay this process, adding he will inform the City Engineer of the expressed concerns, but at this point in the process all issues are preliminary.

Mr. Tony Bernardi informed the Commission he is confused by their discussion on intersections etc. He added they followed the direction of the council and the parking variance was eliminated. Continuing, Mr. V. Bernardi told the Commission it is important that the new apartment building is configured in such a way as to take advantage of creek views, and with regard to traffic/intersection etc., we would do what you decide. Mr. T. Bernardi said he and his brother have always had a good relationship with the city. Commissioner Byron reiterated to Tony and Vacso Bernardi that he would like to see them designate some units as affordable. Mr. T. & V. Bernardi responded and reiterated that hasn’t been discussed. The brothers also questioned if the Commission can request that.

A discussion ensued regarding adding affordable housing units as a recommendation of approval. Commission Byron moved to recommend preliminary rezoning and preliminary plat approval subject to final rezoning and final plat approval and that the proponent consider designating a number of units in the proposed new apartment building as “affordable”. The number of units designated as “affordable” will be determined by the Council as part of Edina’s continuing goal to provide affordable housing in union with the Minnesota Livable Communities Act. Commission Swenson seconded the motion. Ayes; Byron, Swenson, Workinger, Skallerud, Johnson. Nays; Lonsbury, Brown Abstain; McClelland. Motion carried, 5-2.

Mr. V. Bernardi objected to the commission adding as a condition of approval the designation of affordable housing units. He stated the Commission is making this a political issue; which it isn’t.

Chairman Johnson interjected and told Mr. Bernardi the commission is advisory to the council and the commission is **recommending** to the council that if approved a condition of approval should be to designate a number of unit(s) as affordable.

Commissioner Byron pointed out as he mentioned previously the council at their last meeting with regard to this issue suggested designating some of the building units as affordable and the commission by their vote appear to support that suggestion.

### **III. NEW BUSINESS:**

**P-04-1                      Final Development Plan  
                                    Lund Food Holdings, Inc.  
                                    3945 West 50<sup>th</sup> Street**

Mr. Larsen informed the Commission Lund Food Holdings is proposing an addition and renovation to their 50<sup>th</sup> Street store. Mr. Larsen said staff is supportive of the proposal as presented.

Ms. Kris Wertin and Mr. John Pazahanick were present representing Lund Food Holdings.

Commissioner Workinger stated he thinks the new façade is tastefully done and asked if any parking is lost as a result of this proposal. Mr. Pazahanick responded no parking is lost as a result of this renovation.

Commissioner Workinger asked where the customers would eat if they decide to stay in the facility and not “take-out” their food. Mr. Pazahanick

explained there would be an eating area on the 2nd level. The 2<sup>nd</sup> level will roughly be constructed above the present loading dock area.

A brief discussion ensued with Commission Members supportive of the proposed changes to the Lunds store.

Commissioner Workinger moved to recommend Final Development Plan approval subject to the plans presented. Commissioner Lonsbury seconded the motion. All voted aye; motion carried.

#### **IV. ELECTION OF OFFICERS:**

Chairman Johnson stated, as everyone is aware this is his last meeting as a member of the planning commissioner and commission chair. Chairman Johnson thanked members of the Commission and City staff for their support during his tenure on the Planning Commission and Zoning Board of Appeals. Members of the Commission in turn thanked Chairman Johnson for his many years of service to the City of Edina and as their chair.

Continuing, Chairman Johnson said at this meeting a liaison needs to be appointed to the Heritage Preservation Board and a new chairman needs to be appointed to the Commission.

Commissioner McClelland renominated Commissioner Swenson to serve as liaison to the Heritage Preservation Board. Commissioner Swenson accepted her nomination. Chairman Johnson called for the vote and all Commissioners voted to re-nominate Commissioner Swenson as liaison to the Heritage Preservation Board for a period of one year.

Commissioner Swenson nominated Commission Lonsbury as chair of the Planning Commission.

Commissioner Workinger moved to nominate Commission Byron as Chair of the Planning Commission.

Commissioner Lonsbury told the Commission he is honored by his nomination but added he feels if Commissioner Byron accepts the nomination he is the best choice as Chair in light of his many years of service on the Commission and Zoning Board.

Commissioner Byron accepted the nomination. All Commission Members voted aye to nominate Commissioner Byron as Chairman of the Planning Commission.

Commission Members congratulated Commissioner Byron on his nomination and acceptance of the Chair.

Chairman Johnson moved adjournment of the January 28, 2004, Planning commission Meeting. Commissioner Lonsbury seconded the motion. Meeting was adjourned at 9:10 PM

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Jackie Hoogenakker