

**MINUTES OF THE REGULAR MEETING OF THE
EDINA PLANNING COMMISSION
WEDNESDAY, OCTOBER 27, 2004, 7:00 PM
EDINA CITY HALL COUNCIL CHAMBERS
4801 WEST 50TH STREET**

MEMBERS PRESENT:

Chair, D. Bryon, M. Fischer, J. Lonsbury, A. Swenson, H. McClelland, S. Brown, and D. Runyan

MEMBERS ABSENT:

G. Workinger

STAFF PRESENT:

C. Larsen and J. Hoogenakker

I. APPROVAL OF THE MINUTES.

The minutes of the September 29, 2004, meeting were filed as submitted.

II. NEW BUSINESS:

**P-04-3 Final Development Plan/Building Expansion
National Bankshares, Inc./The National Bank
7101 Washington Avenue**

Mr. Larsen informed the Commission the site is developed with a 6,800 square foot building that was originally used as a bank. The proposal would construct an addition to the building, reface the entire building in brick and redo the parking.

Mr. Larsen concluded staff recommends approval of the proposed Final Development plan. The use is consistent with the ordinance requirements, and requires no variance. Approval should be conditioned on staff approval of a final landscaping plan.

Mr. Paul Dahlberg of BKV was present representing the proponents.

Chairman Byron questioned the numbers with regard to the actual size of the building after the proposed addition is constructed. He said it appears to him the numbers don't match.

Mr. Dahlberg said the proposed addition is roughly 2,500 square feet. He said the number discrepancy could be the result of including the lower level in the calculation. Mr. Dahlberg said correct numbers would be submitted to planning staff before the Council considers the proposal.

Commissioner McClelland questioned if the increase in building footprint places the site in a nonconforming situation with regard to parking. Mr. Larsen said after construction the site remains in compliance.

Mr. Dahlberg told the Commission the re-stripping of the lot to 90° angled parking stalls actually increased the amount of parking spaces on site. Continuing, Mr. Dahlberg explained changes would also occur on the islands and pavement areas. Mr. Dahlberg concluded much of the changes to the parking stalls, islands and pavement are the result of bringing the site into compliance with ADA standards.

Commissioner Brown asked the parking ratio for this site. Mr. Dahlberg responded the ratio is 5 spaces per 1000 square feet.

Commissioner Fischer asked Mr. Larsen for clarification of this process. He said as a new member to the Commission he wondered why the proposed building addition required a Final Development Plan since after construction of the addition the building and site remain in compliance with ordinance requirements. Mr. Larsen explained in the City's planned districts (commercial, office, industrial, multihousing) the City requires a Final Development Plan if any changes are requested that were not in the original approved project. Commissioner Fischer thanked Mr. Larsen for that clarification.

Commissioner Swenson moved to recommend Final Development Plan approval subject to review and approval of a landscaping plan. Commissioner Lonsbury seconded the motion. All voted aye; motion carried.

LD-04-9

**Charles Freeburg
4412 and 4416 Brookside Avenue**

Mr. Larsen informed the Commission the applicant is requesting to transfer the southerly 3 feet of the lot at 4412 Brookside Avenue to the lot at 4416 Brookside Avenue.

Mr. Larsen concluded staff recommends approval of the lot division. Both lots and structures would continue to comply with zoning ordinance requirements.

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

**LD-04-10 Lot Division for Seagate Technology
4574 and 4625 West 77th Street**

Mr. Larsen informed the Commission the rearrangement of developed parcels all owned by Seagate Technology would create a parcel (Parcel B) for the main drive access to the Seagate plant. Parking cross easements would be recorded between the properties to insure adequate parking for both sites. The parcels would continue to meet Zoning Ordinance requirements. The building on Parcel A could be sold, but the parking easements and access would remain the same.

Mr. Larsen concluded staff recommends lot division approval.

Chairman Byron told the Commission Seagate is a client of his law firm and he would abstain from the vote.

Commissioner Swenson asked Mr. Larsen what would happen if Tract A were sold and a new owner desires to construct a larger building. Mr. Larsen explained zoning ordinance requirements would still need to be met. Mr. Larsen said he believes at present the site is about at maximum.

Commissioner Swenson asked Mr. Larsen if he believes the lot division could create more issues. Commissioner Brown interjected and questioned if the lot division were approved what would happen to the property adjacent to Tract B. Mr. Larsen said regardless of what happens to any of the properties access won't be changed by this division. The cross easements for access will be recorded as a permanent easement, and if properties change hands the easement stands, it is recorded. Commissioner Brown said if he remembers correctly the property adjacent to the subject site(s) gets their access via the subject site(s). Mr. Larsen responded that is correct.

Commissioner Fischer said as he views this request nothing is really changing, cross easements are presently recorded and would continue to be recorded. Commissioner Brown said his concern would be "land locking" the adjacent property. Commissioner Fischer pointed out that tract is already

“landlocked”. Mr. Larsen interjected adding the intent of staff is to maintain equal access for all properties. Equal access exists today and would continue to exist after the proposed division.

Commissioner Lonsbury moved to recommend lot division approval subject to recorded parking and access cross easements. Commission Swenson seconded the motion. Ayes; Fischer, Lonsbury, Swenson, McClelland, Runyan, Brown. Abstain, Bryon. Motion carried.

III. INTERGOVERNMENT BUSINESS:

Commissioner Swenson asked Mr. Larsen how the members were chosen to serve on the Subdivision Task Force, and his reasoning for not appointing Commission Members to the Force.

Mr. Larsen responded the City did not want anyone to serve on the Task Force that is presently involved in the decision making process. Mr. Larsen said this also includes city staff. Continuing, Mr. Larsen informed the Commission the members of the task force include two zoning board members, one previous zoning board member and other professionals.

Commissioner Brown asked what the task force is “looking for”. Mr. Larsen responded seven previously approved subdivisions were chosen to be studied by the group. The consultant has prepared a questionnaire for the task group to answer as they review the seven subdivisions. Monthly meetings are held to discuss their findings. Mr. Larsen said the goal was to find neutral people to study the past divisions and report their findings. Staff will evaluate their report to see if their findings are similar to the findings of the Commission and Council. The final report from the task force could also contain suggestions and/or recommendations that would help us in future decision making with regard to residential subdivisions.

Chairman Byron said it appears to him the Council wanted a “fresh look” at the subdivision process without the involvement of the Planning Commission. Chairman Byron added he has no problem with that. He said in his opinion the goal of the Commission is to use our expertise in coming to an conclusion and forwarding our advice and conclusion to the council. Our role isn’t necessarily to “get it right” but to present the facts as we see them.

Mr. Larsen agreed adding in his opinion the Commission has done their best in making their decisions based on facts without politics involved.

Commissioner Brown commented Edina is a very unique city facing residential redevelopment pressures.

Commissioner Fischer told the Commission he is now a liaison to a task force that will study the greater southdale area (Crosstown-494). He said at this time the group is collecting information to generate ideas. Mr. Fischer referred to copies he provided to commission members of the study and suggested that commission members read the study and pass any ideas they may have with regard to this study along to Mr. Larsen. Continuing, Commissioner Fischer told the Commission the southdale task force is suggesting to the consultants that they approach this area with innovative forward thinking ideas and solutions.

Chairman Byron told the Commission he along with Commissioner Swenson attended the public meeting with regard to the greater southdale area. He said one issue that appears foremost on everyone's agenda is traffic and pedestrian safety.

Commissioner McClelland asked Mr. Larsen if the proposed tram is still viable. Mr. Larsen responded the tram is viable and part of the equation.

Chairman Byron said it will be interesting to see what the future brings. Commissioner McClelland commented the future could also bring some redevelopment opportunities. She added she has interest in the potential for further hospital expansion and how that would relate to the Colony.

Mr. Larsen noted this study is in the beginning stages and the process is ongoing.

Commissioner Fischer moved adjournment at 7:40 PM

Jackie Hoogenakker