



**MINUTES OF THE REGULAR MEETING OF
THE EDINA PLANNING COMMISSION
WEDNESDAY, JUNE 29, 2005, 7:00 P.M.
EDINA CITY HALL COUNCIL CHAMBERS
4801 WEST 50TH STREET**

MEMBERS PRESENT:

**Chair David Byron, Helen McClelland, David Runyan, Michael Schroeder,
Michael Fischer, Geof Workinger, Stephen Brown and Floyd Grabel**

MEMBERS ABSENT:

John Lonsbury

STAFF PRESENT:

Craig Larsen and Jackie Hoogenakker

I. NEW BUSINESS:

Discussion on adding Student Member to the Planning Commission

Mr. Larsen addressed the Commission and informed them the Council has requested that the Planning Commission consider adding a student member to their body. Mr. Larsen said at present a majority of our Boards and Commissions have student members. The Planning Commission, Zoning Board, and Construction Board currently do not have student members.

Chair Byron asked Mr. Larsen what he feels is the best way to approach this request. Mr. Larsen said he believes the Council would appreciate hearing their views on this issue before stipulating that the Commission adds a student member to our body.

Chair Byron asked Commissioners to share their opinion on this matter.

Commissioner Runyan told the Board he also sits on the Heritage Preservation Board which recently added a student member. He said at this time he feels it may be a good idea to add a student to the Commission, and also a good "training ground" for interested student(s).

Commissioner Workinger commented that it could be wise to have student participation; however a student sitting on this board would be faced with additional responsibility because the Planning Commission is somewhat different

from other City boards. Commissioner Workinger concluded the option is worth considering.

Commissioner Brown said his first response is that it should be OK, however, he questioned what the selection process would entail in choosing “the right” student. He said in his opinion whomever sits on this board would need to have a higher level of understanding on certain issues, to include property development, redevelopment, etc.

Chair Byron stated that is a good point, and asked Mr. Larsen how the student would be picked, and when appointed how long would they serve.

Mr. Larsen responded the student member would be appointed by the Mayor and Council noting a student member typically serves for one year. Mr. Larsen pointed out another issue the Commission needs to address with regard to a student member is if the student member should be a “voting member”.

Commissioner Grabiell told the Commission previously he served on the Park Board and the Park Board has a student member. Mr. Grabiell said a “student member” serving on the park board is appropriate, but in his opinion having a “student member” serve on the Planning Commission is not appropriate and he sees no real value in it. Commissioner Grabiell pointed out to have a “student” participate in making decisions that impact the community on many levels is, in his opinion, not a good ideal. A certain amount of expertise and knowledge is needed to make the decisions put before the Commission and forwarded to the Council. Continuing, Commissioner Grabiell pointed out the school district offers many excellent classes in government and if a young person is interested in how government works or how development/redevelopment works there are classes available for them to take. In conclusion Commissioner Grabiell reiterated he sees no value in having a student member.

Commissioner McClelland stated she agrees with the comments from Commissioner Grabiell adding in her opinion there may have been a good reason student members haven’t sat on the Planning Commission (and they do on other boards). Commissioner McClelland commented if she remembers correctly this topic was discussed years ago. Continuing Commissioner McClelland pointed out the Commission works closely with the zoning ordinance, interpreting that ordinance and applying it to what comes before us. Commissioner McClelland said if the Commission has to have a student member that student should possess a “true love” of government and not merely use the appointment to the Commission as an addition to their college resume. Commissioner McClelland pointed out many young people have a number of commitments (sports, music, dance etc), and attendance at PC meetings may become a hardship for them. Commissioner McClelland noted if a student is really interested in government there are internships that could include this or if they really have a genuine interest in community development all our meetings are open to the public. She

also noted the League of Women Voters is always looking for volunteers. Commissioner McClelland concluded in her opinion, if the Commission has a student member the member should be a non-voting.

Commissioner Fischer said he agrees that a student member may not be of value to the Commission, but it may be helpful to the student, and it might be refreshing to have a “younger” persons perspective on issues. Commissioner Fischer said he agrees with Commissioner Grabiell that a certain amount of expertise or at least interest should be required of the student. Commissioner Fischer said if the Council decides the Commission must include a student member that member should be non-voting.

Commissioner Schroeder told the Commission if desired by Council he could support a non-voting student member. Commissioner Schroeder pointed out the development/redevelopment process is very detailed, with many proposals dealing with large amounts of private and public money. Commissioner Schroeder said a student sitting in judgment of proposals that impact the community may not be wise.

Chair Byron commented if the student member didn't have a voice in the process would sitting on this board have less value to them?

Commissioner Runyan said in his initial support of a student member he assumed the member would be non-voting and their serving on the Commission would be more of a “training ground”. Commissioner Runyan stated he could support a student member only if that member was non-voting.

Commissioner Workinger commented if the Council decides to appoint a student member to achieve some continuity it may be best if the student serves for at least two years and reports to the Commission and Council on their experience after their term expires. Commissioner Workinger said he agrees with the discussion thus far if a student member is required the student member should be a non-voting member with a two year term.

Further discussion ensued on the merits of having a student member serve on the Planning Commission. At the end of the discussion the general consensus was the majority of Commission Members felt if required by Council the student member should be a non-voting member or the Commission should not have a student member serve on the Commission. Two Members felt there should be no student member and if required the member should be non-voting.

LD-05-4

**Mark and Sarah Hornig
5313-5315 Malibu Drive**

Mr. Larsen informed the Commission the proponents are requesting a party-wall lot division of an existing double bungalow. Mr. Larsen concluded the proposed division complies with Zoning Ordinance requirements.

Chair Byron asked Mr. Larsen the reasoning behind the proposed change to the Ordinance with regard to separate utilities. Mr. Larsen explained in the past the City required all party wall lot divisions to have separate utilities. Separate utilities prevented water shut-off to both units if one party was delinquent in paying their water bill. Recently the City adopted the approach of assessing the property for delinquent utilities via taxes if the utilities were not paid thereby eliminating water shut-off.

Commissioner McClelland commented in her opinion the “old way” of doing business may have been best and this option isn’t really saving the City any money. Mr. Larsen acknowledged that point and explained in a very few instances shutting off the water service to a specific unit created problems because of the location of the shut-off valve. Concluding, Mr. Larsen stated all double dwelling units have separate water meters, although some still have one water line to the building.

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

II. ADJOURNMENT:

The meeting adjourned at 7:45 PM

Jackie Hoogenakker