



MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
WEDNESDAY, MAY 31, 2006, 7:00 PM
EDINA CITY HALL COUNCIL CHAMBERS
4801 WEST 50TH STREET

MEMBERS PRESENT:

Chair John Lonsbury, Nancy Scherer, Kevin Staunton, Michael Schroeder, Mike Fischer, Geof Workinger, Stephen Brown, Floyd Grabel, Scott Thiss and Basima Tewfik

STAFF PRESENT:

Dan Cornejo, Acting Planning Director, Jackie Hoogenakker

I. APPROVAL OF THE MINUTES:

The minutes of the April 26, 2006, meeting were filed with a correction.

II. NEW BUSINESS:

LD-06-3 Party Wall Lot Division
5710/5714 Hansen Road

Mr. Cornejo informed the Commission the subject property is an existing double bungalow. The property owner has requested a party wall lot division to facilitate individual sale. Mr. Cornejo concluded staff recommends approval.

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

III. OTHER BUSINESS:

Presentation by Affordable Housing Task Force

Mr. Jeff Huggett, 4008 Wood End Drive addressed the Commission and explained he is a member of the Edina Housing Task Force and he, along with Mr. Helling, 5616 Wood Crest Drive are in attendance to present to the Commission the Housing Succession Plan for Edina's Future.

Chair Lonsbury commented that the timing is very good in addressing affordable housing. Chair Lonsbury said the City is beginning the process of revising the Comprehensive Plan and adding an affordable element to the Comprehensive Plan is a good idea.

Mr. Hugget told the Commission the Housing Succession Plan focuses on five strategies. 1) adopt a mandatory inclusionary zoning policy; 2) update Edina's Comprehensive Plan to convert appropriate areas to mixed-use and to provide for greater density in appropriate areas; 3) use the greater Southdale area as a demonstration of a cutting-edge, livable, pedestrian-friendly urban redevelopment; 4) create long-term opportunities to make a portion of Edina's existing housing stock affordable to more people and families; and 5) leverage existing housing programs to create more opportunities for hard-working, moderate-and lower income households.

Mr. Hugget presented a slide show on The Housing Succession Plan for Edina's Future.

Mr. Helling told Commissioners at present there are many residents in Edina who could not afford to purchase their house today at market value. Mr. Helling said to ensure diversity and a healthy City, a mix of residents, old, young, retired, work force (teachers, police officers, nurses and public employees), and professionals all need to be able to find housing. Mr. Helling said a majority of residential housing and housing proposals in Edina today consist of properties in the \$500,000-\$1.5M range. Mr. Helling said this explosion of housing prices could mean that Edina would attract nothing but the wealthy, which could mean Edina would not be able to attract young families just starting out, or enable our elderly on fixed incomes to remain in the City.

Chair Lonsbury asked what the Task Force requires of the Commission. Mr. Helling said this presentation is the beginning of dialogue between the Task Force and Commission, and others. Mr. Hugget added the Task Force will also present this slide show throughout the City during the coming months.

Commissioner Fischer told the Commission he attended many early morning meetings with this Task Force and the members of this group are very dedicated and loyal. Commissioner Fischer said at the Commission and staff level if everyone were to put on a "developers hat" and think "out of the box" options could be formulated to make it attractive for developers to provide affordable housing. Commissioner Fischer said there are options out there like density bonuses, mandatory inclusionary zoning and others.

Mr. Helling said one option used in Minnetonka is Land Trust, adding many cities are addressing the same issue with regard to affordable housing, and are also looking for options to incorporate affordable housing into their Comp Plan. Mr. Helling said the ultimate goal is to keep Edina's schools strong, attract

new young families and retain the ability as people age to keep our older population in Edina.

Commissioner Thiss questioned with regard to Land Trust where the funds come from. Mr. Hugget responded individual cities support it along with private foundations. Mr. Hugget said Minnetonka indicated they have never had a failure with this process.

Commissioner Schroeder questioned if a formula for cash in lieu of units would be possible. Mr. Hugget responded that is a possibility; however a balance would need to be found.

Commissioner Fischer said the cash in lieu of units is a great concept; however, he isn't sure the State allows it.

Commissioner Grabiell said there probably are many options out there to increase and maintain affordable housing; however, he believes the suggested policies would have to be reviewed to ensure legality.

Mr. Hugget acknowledged that is correct. Continuing, Mr. Hugget said the Task Force will continue to fine tune their draft report as they present it to different agencies throughout the City. The Task Force will also continue to work on a final draft report to present to Council. Mr. Hugget thanked the Commission for the opportunity to present their slide show to them.

Chair Lonsbury thanked Mr. Hugget and Mr. Helling for their presentation and hard work, adding this is an excellent start on an ongoing project, and the Commission endorses their work.

Comprehensive Plan Revision Update

Mr. Cornejo informed the Commission it is again time to revise the Comprehensive Plan. He explained the handbook included in the PC packet, not only contains Edina's 2000 Comprehensive Plan but also contains the Systems Statement from the Met Council. A revised "draft" of the Comprehensive Plan needs to be completed by September 2008 and submitted to Met Council for their review and comments before final adoption by the City.

Mr. Cornejo said the goal of the City at this time is to make a commitment to the process that is inclusive. Mr. Cornejo stated it is important to be involved in the process to some degree to ensure that the process has "legs".

Commissioner Schroeder questioned how “involvement” would occur. Mr. Cornejo said he envisions forming a task force comprised of City Staff, Commission Member(s) and residents.

Chair Lonsbury said over the next month he would like Commission Members to think about their schedules and if they have any extra time available to “volunteer” their services in drafting the revision of the Comprehensive Plan. Chair Lonsbury said at the next Commission meeting he would be happy to accept their name(s).

Liaison Updates

Commissioner Workinger told the Commission the Transportation Commission along with MNDOT is conducting a study in east Edina between York and France Avenues along West 70th Street. With future studies to include West 70th Street between France and Highway 100 and Northeast Edina.

Commissioner Grabel told Commissioner Workinger he would like more information on this study and questioned if it would be possible for Mr. Lillehaug to address the Commission on what is happening and what may occur along West 70th Street. Commissioner Grabel pointed out with construction beginning on the recent proposals (Westin, Cypress) addressing traffic on West 70th Street will be very important.

Chair Lonsbury asked staff to invite Mr. Lillehaug to the next meeting of the Planning Commission for an update on West 70th Street.

Commissioner Brown questioned who initiated this study. Mr. Workinger said the City Council initiated the study.

Commissioner Fischer told the Commission he, along with Heather Worthington, Assistant City Manager are working to create a “planning library”. Commissioner Fischer said at this time the “library” will be located on a shelf in Gordon Hughes office.

Chair Lonsbury reported he is also working with Heather Worthington at formulating training opportunities for Commission Members. Chair Lonsbury said he wanted the Commission to know he hasn’t forgotten about the training

sessions. He added at this time he believes training sessions will occur directly before Commission meetings.

IV. ADJOURNMENT:

The meeting adjourned at 7:55 PM

Submitted by