



MINUTE SUMMARY
Regular Meeting of the Edina Planning Commission
Wednesday, February 28, 2007, 7:00 PM
Edina City Hall Council Chambers
4801 West 50th Street, Edina, MN

MEMBERS PRESENT:

Lonsbury, Risser, Scherer, Staunton, Schroeder, Fischer, Brown, Grabiell, Forest, Sierks

STAFF PRESENT:

Teague, Hoogenakker

I. APPROVAL OF MINUTE SUMMARY:

The minutes of the January 31, 2007, were filed as submitted.

II. OLD BUSINESS:

P-07-6 **Final Development**
DJR Architects/Tom Miller
3101 and 3201 69th Street West

STAFF PRESENTATION:

Mr. Teague presented his staff report noting the request is for Final Development Plan approval with building setback variances from 35 feet to 20 feet from York Avenue and West 69th Street. The Zoning Board of Appeals heard and approved the requested variances at their February 15, 2007, meeting.

Mr. Teague stated the proposed redevelopment of the site is reasonable.

Mr. Teague concluded approval of the Final Development Plan (with variances) is subject to the following:

Subject to staff approval, the site must be developed and maintained in substantial conformance with the plans, presented dated February 28, 2007. Approval is also conditioned on a final landscape plan, Nine Mile Creek Watershed District Permit, Developers Agreement and all storm water from this site must be treated on-site, and a traffic management plan must be submitted prior to issuance of a building permit.

APPEARING FOR THE APPLICANT:

Mr. Dean Dovolis, architect for the project and Mr. Tom Miller, property owner were present.

COMMENTS FROM THE APPLICANT:

Mr. Dovolis, 5009 Ridge Road, addressed the Commission and pointed out the revisions to the plan.

Mr. Dovolis asked the Commission to note as a result of eliminating the tower the affordable housing component was eliminated from the project. Concluding, Mr. Dovolis said he would be happy to answer any questions the Commission may have.

COMMENTS FROM THE COMMISSION:

Commissioner Fischer questioned Mr. Dovolis on the reason for the change in access to the senior apartment which is now from Xerxes Avenue. Mr. Dovolis responded the footprint of the senior building is larger thereby eliminating the internal access that was on the previous plan.

SPEAKING FROM THE PUBLIC:

Ms. Michele Kalantari, 6821 Sheridan Avenue, Richfield, addressed the Commission and stated she would like to thank the developers for listening to the concerns expressed by Richfield residents and revising the project to reflect those concerns. Concluding, Ms. Kalantari encouraged the Commission to approve this proposal with variances; adding granting the variances creates a better project.

Mr. John Bohan, 800 Coventry Place, told the Commission he applauds the applicants for their revisions.

ACTIONS OF THE COMMISSION:

Commissioner Grabiell moved to recommend Final Development Plan approval including variances subject to:

- Plans presented February 28, 2007
- Watershed District Permits
- Developers Agreement
- All storm water from this site must be treated on-site
- A traffic demand management plan must be submitted prior to issuance of a building permit, and the developer must pay for any improvements required on West 69th Street, York Avenue, and the intersection of these roadways.

Commissioner Brown seconded the motion. All voted aye; motion carried.

P-07-1 **Final Development Plan Approval**
T.E. Miller Development
7380 France Avenue South, Edina, MN
Demolish existing two-story office building
and construct new three-story office building

STAFF PRESENTATION:

Mr. Teague presented his staff report and explained the applicant is proposing to tear down an existing 25,000 square foot two-story office building and replace it with a 44,000 square foot three-story office building. The proposed project meets all Code requirements.

Mr. Teague concluded staff recommends Final Development Plan approval subject to the plans presented to include grading and landscaping plans and review of the project by the Transportation Commission.

APPEARING FOR THE APPLICANT:

Tom Miller, property owner and Bruce Knutson architect were present.

COMMENTS FROM THE APPLICANT:

Mr. Bruce Knutson, 3906 Sheridan Avenue, Minneapolis, addressed the Commission and explained it is their goal to be good neighbors and to achieve that goal they have introduced certain features that help create a high quality project. Continuing, Mr. Knutson pointed out the exterior building materials on the first two floors will be Wisconsin Castel Rock, aluminum window frames with blue tinted windows. The third floor will be comprised of prefinished metal panels and blue tinted glass windows. Mr. Knutson said the project will also be energy efficient to include a “white roof” to deflect the rays of the sun. The site will also provide one level of underground heated parking with “green roof”, adequate surface parking, and enhanced landscaping along the perimeter of the property and building. Concluding, Mr. Knutson stated a traffic study was also conducted for this project with the conclusion that there will be a small increase in trip generation and this increase would have no adverse impact for traffic on France Avenue.

COMMENTS FROM THE COMMISSION:

Commissioners expressed their approval for the project, noting constructing the “white roof” should be applauded. Commissioners also commented that they would have liked to see more aggressive landscaping

incorporated on the site; however, they acknowledged the project meets Code with regard to landscaping.

SPEAKING FROM THE PUBLIC:

Mr. John Bohan, 800 Coventry Place.

ACTIONS OF THE COMMISSION:

Commissioner Brown moved to recommend Final Development Plan approval subject to the plans presented and subject to review by the Transportation Commission. Commissioner Grabiell seconded the motion. All voted aye; motion carried.

III. INTERGOVERNMENTAL BUSINESS:

Comprehensive Plan Update – Dan Cornejo

Mr. Cornejo addressed the Commission and informed them to the best of his knowledge this is the fourth time the City of Edina has prepared a Comprehensive Plan. Mr. Cornejo said a main objective is to open up and encourage resident participation during the process. Continuing, Mr. Cornejo stated it is the task of the Planning Commission to oversee the Comprehensive Plan updating process. Continuing, Mr. Cornejo told the Commission until the plan has been adopted there will be a number of opportunities for resident input including small group “listening sessions” and community-wide public meetings. Mr. Cornejo informed the Commission a community-wide Comp Plan meeting will be held on March 21, 2007, 6:30-8:30 pm in the Community Center auditorium. The meeting on the 21st will focus on land use. Mr. Cornejo also informed the Commission on April 5th an inter-generational dialogue will be held at City Hall in the Council Chambers.

Mr. Cornejo explained “land use” in the City pointing out the City is divided into character types to include “Garden” which is the traditional neighborhood developed along street car lines, “Post War” housing developments during the 1950’s and 1960’s, (this era of housing is particularly vulnerable to tear downs), “Contemporary”, the typical large suburban lots, “Multi-family Enclaves” and “Industrial/Mixed Use” districts.

Mr. Cornejo introduced Mr. Arijs Pakalns, URS to speak to land use and infrastructure.

With the aid of graphics Mr. Pakalns spoke to circulation and infrastructure as they relate to land use.

A discussion ensued with Commissioners acknowledging the Comp Plan is being updated incorporating Edina's Vision 20/20; however, noting the Comprehensive Plan doesn't really speak to values. It's a broader statement of community goals and policies that direct the development and redevelopment of the City into the future. The Comp Plan addresses zoning and other land use issues, street and other infrastructure improvements, traffic, parks, trails and other amenities including community services.

Chair Lonsbury thanked Mr. Cornejo and Mr. Pakalns for their update. Chair Lonsbury directed residents to refer to Edina's website for more information on the Comp Plan including future meeting dates and times.

IV. REPORT FROM STAFF:

Mr. Teague informed the Commission the City Council approved the request by the Edina Fire Department for a Final Development Plan to construct a new Fire and Rescue station. The City Council also approved the recommended change in Code regarding time limits for reapplying for a variance.

V. ADJOURNMENT:

The meeting adjourned at 8:30 PM

Submitted by