



**MINUTE SUMMARY**  
**Regular Meeting of the Edina Planning Commission**  
**Wednesday, June 25, 2008, 7:00 PM**  
**Edina City Hall Council Chambers**  
**4801 50<sup>th</sup> Street West**

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**MEMBERS PRESENT:**

**John Lonsbury, Nancy Scherer, Kevin Staunton, Michael Schroeder, Steve Brown, Arlene Forrest and Katie Sierks**

**MEMBERS ABSENT:**

**Mike Fischer, Floyd Grabel and Julie Risser**

**STAFF PRESENT:**

**Cary Teague, Jackie Hoogenakker**

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**I. APPROVAL OF MINUTE SUMMARY:**

The minutes of the May 28, 2008, meeting were filed as submitted.

**II. NEW BUSINESS:**

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<b>P-08-7</b>	<b>Final Development Plan</b>
	<b>Tim Murphy</b>
	<b>5415 70<sup>th</sup> Street West</b>

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**Staff Presentation:**

Planner Teague informed the Commission the applicant is proposing to tear down the existing gas and automobile repair station and build a new 8,863 square foot automotive repair center with car wash. The request requires a Final Development and two variances; a minimum lot size variance and a setback variance from residential properties.

Planner Teague told the Commission staff recommends approval of the Final Development Plan with variances based on the following findings:

- 1) With the exception of the variances, the proposal would meet the required standards and ordinances for a Final Development Plan.
- 2) The proposal meets the required standards for a variance, because:

- a. There is a unique hardship to the property caused by the small lot size, and the existing location of the lot in relation to residential property across 70<sup>th</sup> Street.
  - b. The variance would meet the intent of the ordinance because the building is reasonably sized given the lot area.
  - c. The setback from residential property is an existing condition.
- 3) There would be adequate parking to support the redevelopment.
  - 4) Landscaping on the site would be improved from existing conditions.

Approval of the Final Development Plan is subject to the following conditions:

- 1) Subject to staff approval, the site must be developed and maintained in conformance with the following plans, unless modified by the conditions below:
  - Site plan date stamped June 16, 2008.
  - Landscape plan date stamped June 16, 2008.
  - Building elevations date stamped May 30, 2008.
  - Grading plan date stamped June 16, 2008.
- 2) Submit a copy of the Nine Mile Creek Watershed District Permit. The city may require revisions to the approved plans to meet the District's requirements.
- 3) Hydraulic hoists, pits, lubrication, washing, repairing and diagnostic equipment shall be used and stored within a building.
- 4) The automotive center may not be operated between the hours of 11:00 P.M. and 6:00 A.M.
- 5) No merchandise shall be displayed for sale outside a building except in that area within four feet of the building or within pump islands used for dispensing motor fuels.
- 6) No motor vehicles except those owned by the operators and employees of the principal use, and vehicles awaiting service, shall be parked on the lot occupied by the principal use. Vehicles being serviced may be parked for a maximum of 48 hours.
- 7) Body work and painting is prohibited.
- 8) All waste water disposal facilities, including sludge, grit removal and disposal equipment, must be approved by the city engineer prior to installation.
- 9) No sign may be illuminated between 10:00 pm and 7:00 am

**Appearing for the Project:**

Mr. Tim Murphy, Murphy Automotive, applicant and Mr. Steve Caspers, Murphy Automotive.

### **Applicant Presentation:**

Mr. Caspers addressed the Commission and explained he is representing Murphy Automotive and has one comment with regard to lot size and the number of proposed bays. Mr. Caspers explained that not all bays are “manned”; bays are also used for diagnosis, etc.

### **Comments/Questions from the Commission:**

Commissioner Staunton commented if the bays aren't being used by a technician vehicles could wait in the parking lot, pointing out if the number of bays is reduced a variance wouldn't be needed. Mr. Caspers reiterated that not all bays are staffed by a technician and those “extra” bays are needed under certain conditions where a vehicle can't be moved.

Chair Lonsbury asked for clarification on the operation of the proposed car wash. Mr. Caspers responded they do sell car washes; however, the wash is mostly used as a “perk” for customers. Commissioner Staunton questioned if noise from the car wash could be a problem for neighbors. Mr. Caspers pointed out the car wash was purposely located on the south side of the building abutting other commercial properties to minimize noise impact.

Commissioner Schroeder commented that as he views the proposal there are seven “service” bays, two “oil change” bays for a total of nine bays, and one car wash, adding he believes the staff report indicates seven bays. Commissioner Schroeder questioned how the “oil change” bays are operated. Mr. Caspers said generally two cars being serviced and two waiting.

Chair Lonsbury opened public testimony.

### **Public Comment:**

Mr. Steve Wright, 5422 Creek View Lane told the Commission the current gas station is neighborhood based, adding he has reservations about this proposal. Continuing, Mr. Wright said he appreciates the upgraded building and the addition of a car wash but the loss of pumps is difficult, adding he believes the scale of the automotive center is too large, there will be too much blacktop for the site and there will be noise issues. Mr. Wright indicated a number of residents in his neighborhood are also concerned about the proposal, adding he wasn't aware of the proposal until a week ago.

**Commissioner Schroeder moved the close the public hearing.  
Commissioner Brown seconded the motion. All voted aye; motion carried.**

Chair Lonsbury asked Mr. Teague if notification was given. Planner Teague indicated notice was mailed and a sign posted 10 days prior to the meeting of the Commission as per Code.

### **Commission Comment:**

Overall, Commissioners expressed support for the proposed upgrading of the site; however the following issues were raised that would require answers before a decision is made:

1. Clarify Code. Is the request based on seven bays or nine bays.
2. Indicate the current amount of asphalt on site and after redevelopment. Is this proposal a decrease in greenspace, and if it is, how will the loss of greenspace be mitigated.
3. Provide a traffic analysis between current and proposed use.

Commissioner Brown said he can support the proposal as presented and moved to recommend approval of the Final Development Plan. There was no second to Commissioner Brown's motion.

A discussion ensued with Commissioners reiterating the need for additional information and Code clarification, noting they generally support the project. Commissioner Staunton also expressed concern with the proposed lot coverage, adding in his opinion the irregular shape of the lot doesn't constitute a hardship.

Chair Lonsbury stated if he reads the Commission correctly that it may be wise to table this request until the questions raised by the Commission are answered. Chair Lonsbury asked Mr. Murphy his opinion on the matter.

Mr. Murphy agreed tabling the proposal would be best. Mr. Murphy said there is a difference between an automotive center vs. gas station/automotive center, adding automotive centers generate less traffic.

Planner Teague told the Commission he agrees that tabling the request is best, adding he would like to take another look at the Code. Continuing, Planner Teague said clarification is needed on service bays vs. oil bays, noting Commissioner Schroeder brought up a good point.

### **Commission Action**

**Commissioner Staunton moved to table P-08-7 to the Planning Commission meeting of July 30, 2008. Commissioner Schroeder seconded the motion. All voted aye; motion carried.**

**III. INTERGOVERNMENTAL BUSINESS:**

Chair Lonsbury acknowledge receipt of the back of packet materials including an invitation to attend a continuing education lecture on planning issues hosted by the City of Bloomington.

Commissioner Brown told the Commission the Study Advisory Committee (SAC) will be meeting at the end of July, adding the website and Sun Current will carry more information on the meeting. (the focus of SAC is the West 70<sup>th</sup> Street area).

**IV. NEXT MEETING DATE:**

The Planning Commissions next regularly scheduled meeting is Wednesday, July 30, 2008 at 7:00.

**V. PUBLIC COMMENT:**

The following residents spoke in concern over the possibility of Interlachen Golf Course “opening” an access point from Belmore Lane to service a new maintenance building on Course property:

Joseph Edelheit, 6221 Belmore Lane told the Commission he proposes amending the Zoning Ordinance 850 to specifically address access to golf courses in the City.

Ted Volk, 6301 Belmore Lane asked for further regulation of golf courses.

Richard Windham, 6233 Belmore Lane told the Commission he would like City Staff to meet with members of the neighborhood to discuss their options with regard to Interlachen Golf Course.

Chair Lonsbury said that he believes this issue should be set as a future Commission agenda item and encouraged residents who spoke to continue to meet with their neighbors, submit supporting materials and meet with planning staff. Chair Lonsbury reiterated he encourages residents to meet with staff on this issue.

**VI. ADJOURNMENT:**

The meeting was adjourned at 8:00 PM

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Submitted by