

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, NOVEMBER 18, 2015
7:00 P.M.**

1. CALL TO ORDER/ROLL CALL

Chairman Lucking called the meeting to order at 7:00 p.m.

Members Present: Chairman Pat Lucking, Commissioners Lake Bechtell, Kristi Conrad, David Paeper, Douglas Reeder, Rick Sundberg and Fiona Sayer

Absent: None (Commissioner Reeder arrived at 7:30.)

Others Present: Council Liaison Bill Cook, City Attorney Mark Kelly, and Zoning Administrator Dale Cooney.

2. MINUTES – September 16, 2015

Commissioner Paeper moved to approve the minutes of September 16, 2015 as presented. Commissioner Bechtell seconded the motion. Motion carried 5-0.

3. PUBLIC HEARINGS

3a. Consider Variance Request, Joel Davis and Heather Garibaldi-Davis, 21795 Minnetonka Boulevard

Chairman Lucking introduced the agenda item and opened the public hearing. He stated that the homeowners at 21795 Minnetonka Boulevard are seeking a variance from the side yard setback requirements to build an addition onto their existing house. Lucking said that Section 1120:15 of the Zoning Ordinance requires a minimum side yard setback of 15 feet. He said that the applicant proposes a side yard setback of 10 feet, 1 inch for the proposed home addition. The proposal requires a variance of 4 feet, 11 inches of the side yard setback.

Applicant Joel Davis of 21795 Minnetonka Boulevard, Greenwood, Minnesota 55331, said that the house is a three bedroom house and that they have three children. Davis said that the addition is to give the family more space for the children. He said they were not trying to build a huge house.

Chairman Lucking asked, since the house is very close to Lake Minnetonka, if the house had a basement. Davis said that the house did not have a basement. Lucking asked if the applicants had gotten any feedback from their neighbors about the addition. Heather Garibaldi-Davis of 21795 Minnetonka Boulevard, Greenwood, Minnesota 55331, said that they had not heard anything from the neighbors, but that the house to the north is transitioning ownership.

Chairman Lucking closed the public hearing.

Chairman Lucking asked the Planning Commissioners if they had any comments.

Commissioner Sundberg said that the addition is bigger than some garages, but that he did not have an issue with the proposal. He said that the proposal would not interfere with any lake views.

Commissioner Sayer said that she agreed with Sundberg. She said that she was pleased that the applicants had reduced the hardcover.

Commissioner Conrad asked how the hardcover was being reduced. Joel Davis said that the reduction was coming mostly from removing pavers around the house. Commissioner Conrad asked if the applicants had explored the option of a breezeway from the house to the proposed addition in order to make the property zoning code compliant.

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Heather Davis said that they had not explored that option since the expansion would have bedrooms for the children above the garage.

Commissioner Conrad asked if it would be possible to reduce the garage width by the amount of the encroachment to get within the ordinance restrictions. Chairman Lucking said that a narrower two garage could be built, but that it would be small by today's standards.

Council Liaison Cook said that he would like to see staff's recommendations be modified in paragraph four of the findings to include the language "due to circumstances of geometry and lot width." He said that he wanted to ensure the uniqueness of the lot is conveyed in the findings. Council Liaison Cook said that he would be supportive of this application because of the uniqueness of the lot.

Commissioner Paeper said that he supported the application and said that he thought it would be unreasonable to build a garage narrow enough to meet the restrictions of the lot. He said that the garage was a little larger than typical, but not unreasonably so.

Commissioner Bechtell expressed his support of the proposal.

Chairman Lucking said that he agreed with the other commissioners and that he had not seen a lot that was so pinched in one area.

Chairman Lucking entertained a motion to approve the proposal as submitted. Motion to approve by Commissioner Bechtell, seconded by Commissioner Sundberg. Motion carried 5-0.

4. LIAISON REPORT

Council Liaison Cook said that he had two items to report on. He said that the proposed ordinance regulating accessory structures changes the definition of accessory structure to a very broad and comprehensive definition that includes almost anything made out of a building materials.

City Attorney Kelly said that the City can regulate accessory uses as well as accessory structures.

Commissioner Sunderberg asked if things like swingsets would be allowed since those types of things are often bigger than structures. Council Liaison Cook said that he didn't remember how the ordinance handled swingsets specifically, but that the new ordinance would include a green zone where those types of items would not be allowed. Cook said that generators now have to be within five feet of the house.

Commissioner Bechtell asked if this would bring more things in front of the Planning Commission. City Attorney Kelly said that this would probably have more impact for the Zoning Coordinator.

Commissioner Sundberg said that things such as swingsets and playhouses near the lake are more problematic than permanent grills far away from the lake, since they block the views for adjacent neighbors.

Council Liaison Cook said that freestanding items are not considered structures. Commissioner Sundberg said that things like plastic playhouses escape the proposed structure definition and he finds that problematic.

(Commissioner Reeder arrived at the meeting at this point.)

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Council Liaison Cook said that the other item he wanted to mention was that the city council is working on an ordinance amendment to do away with multiple readings of new or amended ordinances. He said that it still needs to go through the second reading before it can be approved.

5. ADJOURN

Motion by Commissioner Reeder to adjourn the meeting. Chairman Lucking seconded the motion. Motion carried 5-0. The meeting was adjourned at 7:31 pm.

Respectively Submitted,
Dale Cooney - Zoning Administrator