



MINUTES

Greenwood City Council Worksession

Wednesday, June 7, 2017

20225 Cottagewood Road, Deephaven, MN 55331

1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the meeting to order at 5:33pm.

Members Present: Mayor Kind; Councilmembers Kristi Conrad, Bill Cook, Tom Fletcher, Bob Quam

Others Present: City Zoning Administrator Dale Cooney

Motion by Quam to approve the agenda. Second by Fletcher. Motion passed 5-0.

2. DISCUSSION ITEMS:

A. Potential Ordinance Regarding Zoning Regulations Based on Lot Size

Discussion points:

- Consider adding new massing multiplier for lots 6000sf in section 1140.18.
- Reviewed Councilman Fletcher's comments for possible incorporation into the next draft of the ordinance.
- Consider including a statement regarding the variance process.
- Consider changing minimum sizes for lots after subdivision to be 20,000sf an with a minimum lake frontage of 75ft for lakeshore lots.
- Clarify measurements for side yard setbacks.
- Consider different multiplier for impervious surface coverage.
- Clarify wall height standard and measurement.
- Clarify that the council WILL require an applicant to implement stormwater management practices for commercial properties that exceed 30% hardcover.
- A subcommittee of Mayor Kind and Councilman Cook will revise the ordinance and bring back to the city council for discussion at the 08-02-17 worksession.

B. Assessment Process

Discussion points:

- Keith Stuessi's analysis of main lake property valuation methods.
- Bob & Sandy Sevey's analysis of their main lake property compared a St. Alban's Bay property.
- Consideration for how large the lot is that is attached to the effective foot frontage.
- One sale in a neighborhood is not necessarily representative of the values for the entire neighborhood.
- Consult with neighboring assessors before setting land value schedules for Greenwood.
- Learn more about how the county's CAMA system works for determining building values.
- Discuss concerns related to undervalued vacant lots with the assessors.
- A subcommittee of Councilman Cook and Councilman Fletcher will meet and lead the discussion with the assessors at the 08-02-17 worksession.

3. ADJOURNMENT

Motion by Cook to adjourn the worksession at 7:02pm. Second by Quam. Motion passed 5-0.