

# AGENDA

## Greenwood City Council Meeting

Tuesday, July 10, 2018

20225 Cottagewood Road, Deephaven, MN 55331



*Hearing devices are available from the recording technician. The public is invited to speak when items come up on the agenda (comments are limited to 3 minutes). The public may speak regarding other items during Matters from the Floor (see below).*

- 7:00pm 1. CALL TO ORDER | ROLL CALL | APPROVE MEETING AGENDA
- 7:00pm 2. CONSENT AGENDA  
*Consent Agenda items are considered to be routine and are approved through one motion with no discussion by the city council. Council members may remove any Consent Agenda item for discussion and separate consideration under Other Business.*
  - A. Approve: 05-30-18 City Council Special Meeting Minutes
  - B. Approve: 06-06-18 City Council Meeting Minutes
  - C. Approve: May Cash Summary Report
  - D. Approve: May Certificates of Deposit Report
  - E. Approve: June Verifieds, Check Register, Electronic Fund Transfers
  - F. Approve: July Payroll Register
  - G. Approve: Res 18-18, Election Judges
- 7:02pm 3. MATTERS FROM THE FLOOR  
*This is an opportunity for the public to address the council regarding matters not on the agenda. Comments are limited to 3 minutes. Typically, the council will not take action on items presented at this time, but will refer items to staff for review, action, and / or recommendation for future council action.*
- 7:05pm 4. PRESENTATIONS, REPORTS, GUESTS, AND ANNOUNCEMENTS
  - A. City Engineer: Dave Martini, 2018 Road Improvement Projects and CAMA Application
  - B. Announcement: Budget & Fees Worksession, 6pm 08-01-18 (before council meeting)
  - C. Announcement: Tour de Tonka, 08-04-18, some routes travel through Greenwood – expect delays.
  - D. Announcement: National Night Out, 08-07-18, if you would like an officer from the South Lake Minnetonka Police Department to stop by your gathering, contact Laura Holtan 952.960.1643 [lholtan@southlakepd.com](mailto:lholtan@southlakepd.com).
- 7:20pm 5. PUBLIC HEARINGS
  - A. None
- 7:20pm 6. ACTION RELATED TO PUBLIC HEARINGS
  - A. None
- 7:20pm 7. PLANNING, ZONING & SUBDIVISION ITEMS
  - A. Discuss: Ord 279, Amending Zoning Code Chapter 11 Updating Residential Zoning Regulations
- 7:50pm 8. UNFINISHED BUSINESS
  - A. None
- 7:50pm 9. NEW BUSINESS
  - A. None
- 7:50pm 10. OTHER BUSINESS
  - A. None
- 7:50pm 11. COUNCIL REPORTS
  - A. Conrad: Planning Commission
  - B. Cook: Lake Minnetonka Conservation District, St. Alban's Lake Improvement District, Public Works Committee
  - C. Fletcher: Lake Minnetonka Communications Commission, Fire, Administrative Committee
  - D. Kind: Police, Administrative Committee, Mayors' Meetings, Website
  - E. Quam: Minnetonka Community Education, Public Works Committee
- 8:10pm 12. ADJOURNMENT



**Agenda Item:** Consent Agenda

**Summary:** The consent agenda typically includes the most recent council minutes, cash summary report, verified report, electronic fund transfers, and check registers. The consent agenda also may include the 2nd reading of ordinances that were approved unanimously by the council at the 1st reading. Council members may remove consent agenda items for further discussion. Removed items will be placed under Other Business on the agenda.

**Council Action:** Required. Possible motion ...

1. I move the council approves the consent agenda items as presented.

# MINUTES

## Greenwood City Council Special Meeting

Wednesday, May 30, 2018

20225 Cottagewood Road, Deephaven, MN 55331



### 1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the meeting to order at 3:00 pm.

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

Members Absent: Councilmembers Bob Quam

Staff Members Present: City Engineer Dave Martini, City Attorney Mark Kelly, City Zoning Administrator Dale Cooney

**Motion by Cook to approve the agenda. Second by Fletcher. Motion passed 3-0.**

**Conrad arrived at 3:02.**

### 2. Consider: Vacation and Rededication of Drainage Easement at 4900 Meadville Street

**Bob Sevey of 4926 Meadville Street said that the survey shows a chain link fence on their property line and that there is no such fence. He said that his wife, Sandy, has images of water settling in the front yard of 4900 Meadville. Sevey said that the new property owners are likely to fill any low areas that would eliminate this problem and direct water to the easement. He said that he and his wife have no objection to the easement as proposed.**

**Motion by Cook to approve resolution 11-18 granting petition to vacate a public drainage easement over and across Lot 1, Meadville Park, Hennepin County, Minnesota. Second by Kind. Motion passed 4-0.**

### 3. ADJOURNMENT

**Motion by Cook to adjourn the meeting at 3:27pm. Second by Conrad. Motion passed 4-0.**

# MINUTES

## Greenwood City Council Meeting

Wednesday, June 6, 2018

20225 Cottagewood Road, Deephaven, MN 55331



### 1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the meeting to order at 7:01pm.

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

Staff Members Present: City Zoning Administrator Dale Cooney

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

### 2. CONSENT AGENDA

A. Approve: 05-02-18 City Council Meeting Minutes

B. Approve: Apr Cash Summary Report

C. Approve: Apr Certificates of Deposit Report

D. Approve: Apr Verifieds, Check Register, Electronic Fund Transfers

E. Approve: Jun Payroll Register

F. Approve: SLMPD Security Detail for Excelsior City Council Meetings

G. ~~Approve: Motion Supporting 2019 Lake Minnetonka Conservation District Budget~~ – discussed during 10A

H. Approve: Ord 277, Regarding Implementation of Conditional Use Permits, Section 1150 and Res 16-18, Summary of Ord 277

I. Approve: Res 15-18, Recognizing Retiring Planning Commissioner Douglas Reeder

**Motion by Kind to approve all consent agenda items except G. Second by Conrad. Motion passed 4-1 with Cook voting nay because he did not want to discuss the LMCD budget any further.**

### 3. MATTERS FROM THE FLOOR

Dana Nelson, 5025 Meadville Street, requested the city include maintenance of the new park improvements on the regular public works maintenance program. Councilman Cook is going to follow up with public works.

### 4. PRESENTATIONS, REPORTS, GUESTS, AND ANNOUNCEMENTS

A. Hennepin County Sheriff Rich Stanek: Overview of 2017 Activities and Priorities for 2018

Sheriff Stanek was unable to attend the council meeting due to a last-minute conflict.

B. Planning Commission Applicant: Dean Barta, Res 16-18

**Motion by Quam that the city council approves resolution 16-18 appointing Dean Barta to planning commission seat A-1 for a term ending 03-01-20. Second by Cook. Motion passed 5-0.**

C. Pickleball Enthusiasts: Request for Pickleball Courts

Dean Barta, 5100 Greenwood Circle, spoke in favor of striping for pickleball on the Greenwood Park tennis courts.

George Loomis, 4920 Woods Court, shared that his winter homeowners' association installed pickleball courts and they have been very popular.

**Motion by Fletcher that the city council authorizes Councilwoman Conrad and Councilman Cook to work with staff to purchase pickleball nets and coordinate striping for pickleball and basketball at the Greenwood Park tennis court in an amount not to exceed \$2500 to be paid from the park fund. Second by Cook. Motion passed 5-0.**

D. Announcement: July 4th Parade, Meet at Greenwood Park (Covington & Fairview) at 9:45am

**No council action taken. View the announcement at LMCC-TV.org.**

### 5. PUBLIC HEARINGS

A. None

6. ACTION RELATED TO PUBLIC HEARINGS

A. None

7. PLANNING & ZONING ITEMS

A. Consider: Res 14-18, Findings Regarding Grading Conditional Use Permit Application, David & Alyson Strothman, 4636 Linwood Circle

**Motion by Kind that the city council (1) adopts resolution 14-18 laying out the findings of fact APPROVING the conditional use permit requests of David and Alyson Strothman to impact 19,731 square feet of surface area and 746 cubic yards of volume, and to install a permanent in-ground swimming pool for the property at 4636 Linwood Circle, as proposed; (2) directs the city clerk to mail a copy of the findings to the applicant and the DNR; and (3) directs that an Affidavit of Mailing for each of the mailings be placed in the property file. Second by Quam. Motion passed 4-1 with Fletcher voting nay because he would prefer to include a condition for screening the pool from side properties.**

B. 1st Reading: Ord 279, Amending Zoning Code Chapter 11 to Simplify Residential Zoning Regulations Res 15-18, Summary of Ord 279

George Loomis, 4920 Woods Court, stated that he and his Greenwoods on the Lake neighbors prefer no changes to their current zoning regulations. The layout for the Greenwoods on the Lake neighborhood is more restrictive than other areas in the city and all of the homes in the neighborhood were built to the same standards.

Jan Gray, 5170 Meadville Street, expressed concern that the ordinance will allow larger homes on small lots. She asked the council to consider how the ordinance will affect existing neighbors and the environment. She supports sending the ordinance back to the planning commission.

**Motion by Kind to continue action regarding ordinance 279 pending further input from the planning commission. Second by Cook. Motion passed 5-0. Note: A public notice will be posted stating that a quorum of the city council may be in attendance at the 06-13-18 planning commission meeting, but no city council action will take place.**

8. UNFINISHED BUSINESS

A. 1st Reading: Ord 278 Updating Showcase Event Section 450.25

**Motion by Fletcher that the city council (1) approves the 1st reading of ordinance 278 amending the showcase event ordinance code section 450.25 as written; (2) waives the 2nd reading; and (3) directs staff to publish the ordinance in the city's official newspaper. Second by Conrad. Motion passed 5-0.**

9. NEW BUSINESS

A. 1st Reading: Ord 280, Amending Municipal Watercraft Space Process and Res 17-18, Summary of Ord 280

**Motion by Fletcher that the city council (1) approves the 1st reading of ordinance 280 amending code section 450.25 regarding the municipal watercraft space process as as amended to keep the 15-day deadline for accepting a watercraft space; (2) waives the 2nd reading; (3) approves resolution 17-18 a summary of ordinance 280; and (4) directs staff to publish resolution 17-18 in the city's official newspaper. Second by Conrad. Motion passed 5-0.**

10. OTHER BUSINESS

2G. Discuss Motion Supporting 2019 Lake Minnetonka Conservation District Budget

**Motion by Fletcher that the Greenwood city council (1) expresses support for the 2018 Lake Minnetonka Conservation District budget as proposed; and (2) directs the city clerk to send a copy of this motion to the LMCD executive director. Second by Conrad. Motion passed 5-0.**

11. COUNCIL REPORTS

A. Conrad: Planning Commission

**No report, since planning commission items were discussed during the meeting.**

- B. Cook: Lake Minnetonka Conservation District, Public Works Committee, St. Alban's Lake Improvement District  
**No council action taken.** *View discussion at LMCC-TV.org.*
- C. Fletcher: Lake Minnetonka Communications Commission, Fire, Administrative Committee  
**No council action taken.** *View discussion at LMCC-TV.org.*
- D. Kind: Police, Administrative Committee, Mayors' Meetings, Website  
**Motion by Kind authorizing staff to order a directional sign for Linwood Circle based on the public works committee's (Councilman Cook and Councilman Quam) recommendation. Second by Cook. Motion passed 4-1 with Fletcher voting nay.**

**Regarding the potential of selling city-owned property located at 21495 Minnetonka Blvd, the consensus was that the city council would be open to considering an offer.**

**A quorum of the city council is interested in attending the public meeting to be held at the Deephaven City Council Chambers at 6:30pm on 06-21-18 regarding the USGS / U of M zebra mussels research project taking place in St. Alban's Bay. A public notice will be posted stating that a quorum of the city council may be in attendance, but no city council action will take place.**

*View discussion at LMCC-TV.org.*

- E. Quam: Minnetonka Community Education, Public Works Committee  
**No council action taken.** *View discussion at LMCC-TV.org.*

## 12. ADJOURNMENT

**Motion by Cook to adjourn the meeting at 9:18pm. Second by Conrad. Motion passed 5-0.**

*This document is intended to meet statutory requirements for city council meeting minutes. A video recording was made of the meeting, which provides a verbatim account of what transpired. The video recording is available for viewing on LMCC TV channel 8 for 1 month, at [www.lmcc-tv.org](http://www.lmcc-tv.org) for 1 year, and on DVD at the city office (permanent archive).*

## GREENWOOD CERTIFICATES OF DEPOSIT

**Report Date: 5/31/18**

Acct #	Bank	Date	Term	Maturity	Rate	Amount
x237	Bridgewater Bank	05/08/18	6 Month	11/08/18	1.24%	\$ 130,000.00
x238	Bridgewater Bank	05/08/18	10 Month	03/08/19	1.49%	\$ 130,000.00
x239	Bridgewater Bank	05/08/18	12 Month	05/08/19	1.74%	\$ 130,000.00
x240	Bridgewater Bank	05/08/18	16 Month	09/08/19	1.74%	\$ 130,000.00
x241	Bridgewater Bank	05/08/18	18 Month	11/08/19	2.08%	\$ 130,000.00
x242	Bridgewater Bank	05/08/18	22 Month	03/08/20	2.08%	\$ 130,000.00
					<b>TOTAL</b>	<b>\$ 780,000.00</b>

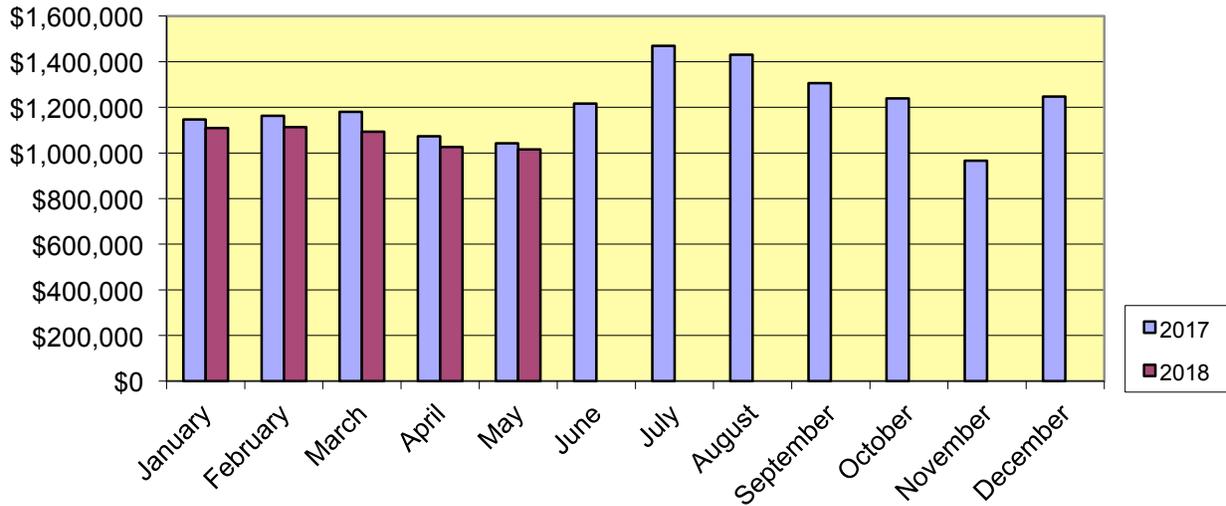
*CITY COUNCIL POLICY: 09-03-14 Motion by Roy to authorize the administrative committee to open CDs with a maximum initial maturity of 25 months with a combined maximum total CD balance of \$500,000 at Alerus Bank or Bridgewater Bank. Second by Cook. Motion passed 5-0.*

*11-02-16 Motion by Fletcher that the city council authorizes an increase from \$500,000 to \$600,000 for the city's maximum balance of certificate of deposit. Second by Roy. Motion passed 5-0.*

*10-04-17 Motion by Fletcher that the city council approves the August Certificates of Deposit Report and increases the maximum combined balance for Certificates of Deposit from \$600,000 to \$700,000. Second by Kind. Motion passed 4-0.*

*05-02-18 Motion by Conrad that the Greenwood city council (1) authorizes the administrative committee to move forward with the Bridgewater Bank CD staging concept; and (2) authorizes a maximum of \$800,000 to be invested in CDs. Second by Quam. Motion passed 5-0.*

### City of Greenwood Monthly Cash Summary



Month	2017	2018	Variance with Prior Month	Variance with Prior Year
January	\$1,146,895	\$1,109,319	-\$137,944	-\$37,576
February	\$1,162,355	\$1,112,677	\$3,358	-\$49,678
March	\$1,180,149	\$1,093,832	-\$18,845	-\$86,317
April	\$1,073,772	\$1,026,926	-\$66,906	-\$46,846
May	\$1,042,937	\$1,015,367	-\$11,559	-\$27,570
June	\$1,216,488		-\$1,015,367	-\$1,216,488
July	\$1,469,592		\$0	-\$1,469,592
August	\$1,430,595		\$0	-\$1,430,595
September	\$1,306,495		\$0	-\$1,306,495
October	\$1,238,961		\$0	-\$1,238,961
November	\$965,784		\$0	-\$965,784
December	\$1,247,263		\$0	-\$1,247,263

Alerus Bank Checking	\$5,104
Bridgewater Bank Checking	\$19,591
Alerus Bank Money Market	\$5,393
Bridgewater Bank Money Market	\$205,279
Bridgewater Bank CD's	\$780,000
	<b>\$1,015,367</b>

**ALLOCATION BY FUND**

General Fund	\$263,266
Special Project Fund	\$28,046
General Fund Designated for Parks	\$16,756
Bridge Capital Project Fund	\$171,304
Road Improvement Fund	\$65,440
Stormwater Fund	\$21,913
Sewer Enterprise Fund	\$346,389
Marina Enterprise Fund	\$102,303
	<b>\$1,015,367</b>

Check Issue Date(s): 06/01/2018 - 06/30/2018

Per	Date	Check No	Vendor No	Payee	Check GL Acct	Amount
06/18	06/04/2018	11050	3	KELLY LAW OFFICES	101-20100	2,892.00
06/18	06/13/2018	11051	10	AMERICAN SOLUTIONS FOR BUSINES	101-20100	170.98
06/18	06/13/2018	11052	51	BOLTON & MENK, INC.	101-20100	15,295.50
06/18	06/13/2018	11053		Information Only Check	101-20100	.00 V
06/18	06/13/2018	11054	9	CITY OF DEEPHAVEN	101-20100	8,696.34
06/18	06/13/2018	11055	68	GOPHER STATE ONE CALL	602-20100	108.00
06/18	06/13/2018	11056	892	INTERNET NETWORKX	101-20100	194.00
06/18	06/13/2018	11057	850	KENNEDY, GRAVEN, CHARTERED	101-20100	66.00
06/18	06/13/2018	11058	886	KENNETH N. POTTS, P.A.	101-20100	400.00
06/18	06/13/2018	11059	99	LAKE MTKA CONSERVATION DISTRIC	101-20100	1,704.00
06/18	06/13/2018	11060	255	LMC INSURANCE TRUST	101-20100	200.00
06/18	06/13/2018	11061	105	METRO COUNCIL ENVIRO SERVICES	602-20100	4,512.14
06/18	06/13/2018	11062	867	RANDY'S ENVIRONMENTAL SERVICES	101-20100	1,628.25
06/18	06/13/2018	11063	38	SO LAKE MINNETONKA POLICE DEPT	101-20100	15,933.41
06/18	06/13/2018	11064	855	SOUTHWEST NEWSPAPERS	404-20100	97.80
06/18	06/13/2018	11065	145	XCEL ENERGY	602-20100	680.11
Totals:						<u>52,578.53</u>

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

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City Recorder: \_\_\_\_\_

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
<b>AMERICAN SOLUTIONS FOR BUSINES</b>					
10	AMERICAN SOLUTIONS FOR BU	INV03566773	RECEIPT BOOKS - 1 UP	05/23/2018	170.98
Total AMERICAN SOLUTIONS FOR BUSINES					170.98
<b>BOLTON &amp; MENK, INC.</b>					
51	BOLTON & MENK, INC.	0218047	2018 DEVELOPMENT REVIEW	05/31/2018	427.00
		0218048	2018 MISC DRAINAGE	05/31/2018	276.00
		0218051	2018 MISC ENGINEERING	05/31/2018	150.00
		0218053	2018 STREET IMPROVEMENTS	05/31/2018	8,093.50
		0218054	2018 SWMP UPDATE	05/31/2018	403.50
		218057	GRWD/4900 MEADVILLE EASEMENT	05/31/2018	5,945.50
Total BOLTON & MENK, INC.					15,295.50
<b>CITY OF DEEPAVEN</b>					
9	CITY OF DEEPAVEN	JUNE 2018	RENT & EQUIPMENT	05/31/2018	487.45
			Postage		24.04
			COPIES		157.00
			SEWER		196.40
			BIKE PATH		196.40
			STREETS		982.00
			WEED/TREE/MOWING		392.80
			PARK MAINTENANCE		196.40
			SWEEPING DISPOSAL (56 TONS)		1,120.00
			SWEEPER 2018		1,333.00
			Clerk Services		3,054.24
			ZONING		556.61
Total CITY OF DEEPAVEN					8,696.34
<b>GOPHER STATE ONE CALL</b>					
68	GOPHER STATE ONE CALL	8050418	Gopher State calls	05/31/2018	108.00
Total GOPHER STATE ONE CALL					108.00
<b>INTERNET NETWORKX</b>					
892	INTERNET NETWORKX	IN-428534	ANNUAL WEBSITE DOMAIN	05/22/2018	194.00
Total INTERNET NETWORKX					194.00
<b>KELLY LAW OFFICES</b>					
3	KELLY LAW OFFICES	MAY 2018	GENERAL LEGAL	05/31/2018	2,892.00
Total KELLY LAW OFFICES					2,892.00
<b>KENNEDY, GRAVEN, CHARTERED</b>					
850	KENNEDY, GRAVEN, CHARTERED	04 30 18	LEGAL SERVICES	04/30/2018	66.00
Total KENNEDY, GRAVEN, CHARTERED					66.00
<b>KENNETH N. POTTS, P.A.</b>					
886	KENNETH N. POTTS, P.A.	MAY 2018	PROSECUTION SVCS	06/01/2018	400.00
Total KENNETH N. POTTS, P.A.					400.00
<b>LAKE MTKA CONSERVATION DISTRICT</b>					
99	LAKE MTKA CONSERVATION DI	04 09 18	2nd Quarter Levy	04/09/2018	1,704.00

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
Total LAKE MTKA CONSERVATION DISTRIC					1,704.00
<b>LMC INSURANCE TRUST</b>					
255	LMC INSURANCE TRUST	05 21 18	Worker's Comp. Ins.	05/21/2018	200.00
Total LMC INSURANCE TRUST					200.00
<b>METRO COUNCIL ENVIRO SERVICES</b>					
105	METRO COUNCIL ENVIRO SERV	0001082944	Monthly wastewater Charge	05/02/2018	2,256.07
		0001084140	Monthly wastewater Charge	06/05/2018	2,256.07
Total METRO COUNCIL ENVIRO SERVICES					4,512.14
<b>RANDY'S ENVIRONMENTAL SERVICES</b>					
867	RANDY'S ENVIRONMENTAL SEF	MAY 2018	RECYCLING SERVICES	05/19/2018	1,628.25
Total RANDY'S ENVIRONMENTAL SERVICES					1,628.25
<b>SO LAKE MINNETONKA POLICE DEPT</b>					
38	SO LAKE MINNETONKA POLICE	JUNE 2018	OPERATING BUDGET	06/01/2018	15,933.41
Total SO LAKE MINNETONKA POLICE DEPT					15,933.41
<b>SOUTHWEST NEWSPAPERS</b>					
855	SOUTHWEST NEWSPAPERS	05 31 18	LEGAL NOTICE	05/31/2018	97.80
Total SOUTHWEST NEWSPAPERS					97.80
<b>XCEL ENERGY</b>					
145	XCEL ENERGY	05 25 18	4925 MEADVILLE STREET *	05/25/2018	8.39
			SIREN		3.73
			LIFT STATION #1		40.08
			LIFT STATION #2		52.50
			LIFT STATION #3		34.05
			LIFT STATION #4		44.36
			LIFT STATION #6		90.89
			Street Lights *		397.71
			Sleepy Hollow Road *		8.40
Total XCEL ENERGY					680.11

Total Paid: 52,578.53

Total Unpaid: -

Grand Total: 52,578.53

Pay Per Date	Jrnl	Check Date	Check Number	Payee	Emp No	Description	GL Account	Amount
07/01/18	PC	07/01/18	7011801	CONRAD, KRISTI	39		001-10100	279.54
07/01/18	PC	07/01/18	7011802	COOK, WILLIAM B.	37		001-10100	279.54
07/01/18	PC	07/01/18	7011803	Fletcher, Thomas M	33		001-10100	179.54
07/01/18	PC	07/01/18	7011804	Kind, Debra J.	34		001-10100	419.32
07/01/18	PC	07/01/18	7011805	Quam, Robert	32		001-10100	279.54
Grand Totals:								<u>1,437.48</u>

RESOLUTION NO 18-18

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA

**A RESOLUTION APPOINTING THE 2018 STATE PRIMARY AND GENERAL ELECTION JUDGES AND ESTABLISHING HENNEPIN COUNTY AS THE ABSENTEE BALLOT BOARD**

**WHEREAS**, Minnesota Election Laws 204B.21 requires the certification of Election Judges for the State Primary Election and General Election to be appointed by the governing body of the municipality at least 25 days before the election.

**WHEREAS**, the City of Greenwood has one voting precinct and the City Hall will serve as the absentee ballot center for the residents of Greenwood; and

**WHEREAS**, Minn. Statute Section 203B.121 stated that an Absentee Ballot Board must be established by the City to facilitate the absentee process for an upcoming election;

**NOW, THEREFORE BE IT RESOLVED** that the Greenwood City Council hereby appoints the individuals named below to officiate at the State Primary and General Elections:

Susan Allen	Cynthia Paeper
Marybeth Darusmont	Diane Shelgren
Janice Gray	Judith Spiegel
Bonnie Lane	Susan Teeter
Mary Jo Newman	Henry Wudlick

**BE IT FURTHER RESOLVED** the City Clerk is, with this, authorized to make substitutions and additions to the Election Judge Roster, as deemed necessary, in order to fill vacancies and meet party splits;

**BE IT FURTHER RESOLVED** Minn. Statute Section 204B.31 states payment of a wage for each hour spent performing election duties at the polling place and in attending sessions required for election judge training, plus mileage in the same amount as allowed pursuant to section 471.665, subd. 1 to conduct the 2016 Primary & General Election: Election Judges: \$9.00 per hour; Head Judges: \$9.50 per hour; Mileage: Set by City Council Resolution; and

**BE IT FURTHER RESOLVED** the Greenwood City Council also appoints City Election Officials and approves all members appointed to the Hennepin County Absentee Ballot Board as authorized under Minn. Stat. 204B.21, Subd. 2, under the direction of the Election Manager to serve as the Greenwood Absentee Ballot Board as required by Minn. Stat. 203B.121.

**PASSED** this 10th day of July, 2018 by the city council of the city of Greenwood, Minnesota.

\_\_\_ AYES \_\_\_ NAYS

CITY OF GREENWOOD

By: \_\_\_\_\_  
Debra J. Kind, Mayor

Attest: \_\_\_\_\_  
Dana H. Young, City Clerk



Agenda Number: **4A**

Agenda Date: **07-10-18**

Prepared by *Deb Kind*

**Agenda Item:** 2018 Road Improvement Projects and CAMA Application

**Summary:** Attached are documents with the bid results for 2018 road improvement projects. The lowest bid is \$112,733.95 from GMH Asphalt. This number does not include engineering costs. Last year, engineering costs were \$1,681 for road improvement projects. The city engineer will attend the 07-10-18 council meeting to discuss the bid results and answer council questions.

For the city council's reference, below are fund balances as of 05-31-18. These funds may be used for any city purpose.

- \$65,440** *Road Improvement Fund* – This amount includes a \$124,000 transfer from the general fund approved by the city council at the 05-02-18 meeting per the 2018 general fund budget). Approximately **\$50,000** more is needed to cover GMH and engineering costs.
- \$346,839** *Sewer Enterprise Fund* (interfund transfer OUT code 602-43200-720) – Goal balance is \$400,000.
- \$12,000** *2018 Contingency Budget* (General Fund code 101-49000-439)

In addition, below is the General Fund Reserve balance as of 12-31-17. Reserve funds may be used for any city purpose.

- \$599,432** *General Fund Reserves* (interfund transfer OUT code 101-43200-500) – This number is approximately 78% of operating expenditures. Goal is 35-50%.

County Aid to Municipalities: In 1957, Hennepin County established a County Aid to Municipalities (CAM) program to provide financial assistance for roadways and bridges to cities with populations under 5,000. Typically the funding is between \$1,000 and \$3,000 per year. The city must submit a project approval form to receive the funds.

**Council Action:** No action required. Potential motions ...

1. I move the city council (1) approves the bid from GMH Asphalt in the amount of **\$112,733.95** to complete the 2018 Road Improvement Projects that include reclaiming sections of Meadville Street and Fairview Street, adding a concrete valley gutter to a section of Minnetonka Boulevard south of Byron Circle, patching Minnetonka Boulevard and patching various streets throughout the city; (2) authorizes payment to GMH Asphalt from the Road Improvement Fund; (3) authorizes the city treasurer to transfer \$\_\_\_\_\_ from the \_\_\_\_\_ Fund (code \_\_\_\_\_) to the Road Improvement Fund (interfund transfer IN code 404-36230); and (4) authorizes the city engineer to submit the project approval form to receive CAMA funds for the city's 2018 road projects; and
2. Do nothing or other motion ???

**ABSTRACT OF BIDS**  
 2018 STREET IMPROVEMENTS  
 CITY OF GREENWOOD, MINNESOTA  
 BMI PROJECT NO. C13.115469

ITEM NO.	BID ITEM	APPROX. QUAN.	UNIT	1 GMH ASPHALT Chaska, MN		2 OMANN CONTRACTING Albertville, MN		3 VALLEY PAVING Shakopee, MN		4 BITUMINOUS ROADWAYS Mendota Heights, MN		5 BARBER CONSTRUCTION St. Bonifacius, MN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	LS	\$5,500.00	\$5,500.00	\$15,400.00	\$15,400.00	\$6,000.00	\$6,000.00	\$10,000.00	\$10,000.00	\$8,500.00	\$8,500.00
2	TRAFFIC CONTROL	1	LS	\$6,850.00	\$6,850.00	\$3,250.00	\$3,250.00	\$5,500.00	\$5,500.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
3	COMMON EXCAVATION (CV) (1)	130	CY	\$30.00	\$3,900.00	\$67.00	\$8,710.00	\$55.00	\$7,150.00	\$58.00	\$7,540.00	\$45.00	\$5,850.00
4	COMMON EXCAVATION (CV) (2)	33	CY	\$30.00	\$990.00	\$90.00	\$2,970.00	\$55.00	\$1,815.00	\$58.00	\$1,914.00	\$45.00	\$1,485.00
5	CLASS 5 AGGREGATE BASE (100% CRUSHED) (1)	215	TON	\$12.00	\$2,580.00	\$25.00	\$5,375.00	\$30.00	\$6,450.00	\$30.00	\$6,450.00	\$40.00	\$8,600.00
6	CLASS 5 AGGREGATE BASE (100% CRUSHED) (2)	45	TON	\$12.00	\$540.00	\$40.00	\$1,800.00	\$30.00	\$1,350.00	\$36.00	\$1,620.00	\$45.00	\$2,025.00
7	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B) (PATCHING) (1)	70	TON	\$185.00	\$12,950.00	\$120.00	\$8,400.00	\$130.00	\$9,100.00	\$125.00	\$8,750.00	\$275.00	\$19,250.00
8	TYPE SP 12.5 NON-WEARING COURSE MIX (2,B) (PATCHING) (2)	11	TON	\$90.00	\$990.00	\$215.00	\$2,365.00	\$250.00	\$2,750.00	\$190.00	\$2,090.00	\$500.00	\$5,500.00
9	TYPE SP 9.5 WEARING COURSE MIX (3,B) (PATCHING) (1)	44	TON	\$160.00	\$7,040.00	\$120.00	\$5,280.00	\$200.00	\$8,800.00	\$140.00	\$6,160.00	\$450.00	\$19,800.00
10	TYPE SP 9.5 WEARING COURSE MIX (2,B) (PATCHING) (2)	9	TON	\$120.00	\$1,080.00	\$215.00	\$1,935.00	\$250.00	\$2,250.00	\$140.00	\$1,260.00	\$500.00	\$4,500.00
11	TYPE SP 12.5 NON-WEARING COURSE MIX (2,B)	310	TON	\$69.40	\$21,514.00	\$77.44	\$24,006.40	\$85.50	\$26,505.00	\$75.00	\$23,250.00	\$145.00	\$44,950.00
12	TYPE SP 9.5 WEARING COURSE MIX (2,B)	230	TON	\$84.35	\$19,400.50	\$80.50	\$18,515.00	\$93.00	\$21,390.00	\$85.00	\$19,550.00	\$150.00	\$34,500.00
13	RECLAIM BITUMINOUS PAVEMENT	2,620	SY	\$4.65	\$12,183.00	\$3.15	\$8,253.00	\$4.00	\$10,480.00	\$4.00	\$10,480.00	\$5.00	\$13,100.00
14	REMOVE EXCESS RECLAIM MATERIAL (LV)	145	CY	\$0.01	\$1.45	\$19.50	\$2,827.50	\$23.00	\$3,335.00	\$27.50	\$3,987.50	\$25.00	\$3,625.00
15	ADJUST FRAME & RING CASTING	3	EACH	\$600.00	\$1,800.00	\$650.00	\$1,950.00	\$900.00	\$2,700.00	\$650.00	\$1,950.00	\$500.00	\$1,500.00
16	CHIMNEY SEAL	3	EACH	\$175.00	\$525.00	\$265.00	\$795.00	\$240.00	\$720.00	\$280.00	\$840.00	\$1,000.00	\$3,000.00
17	3' CONCRETE DRAINAGE PAN	330	LF	\$36.00	\$11,880.00	\$39.00	\$12,870.00	\$28.00	\$9,240.00	\$50.00	\$16,500.00	\$35.00	\$11,550.00
18	BITUMINOUS CURB (HAND FORM)	50	LF	\$10.00	\$500.00	\$17.00	\$850.00	\$15.00	\$750.00	\$20.00	\$1,000.00	\$45.00	\$2,250.00
19	COMMON TOPSOIL BORROW (LV)	44	CY	\$40.00	\$1,760.00	\$65.00	\$2,860.00	\$63.00	\$2,772.00	\$41.00	\$1,804.00	\$55.00	\$2,420.00
20	HYDROMULCH (WITH 25-151 SEED MIX)	300	SY	\$2.50	\$750.00	\$2.32	\$696.00	\$2.50	\$750.00	\$5.00	\$1,500.00	\$10.00	\$3,000.00
<b>TOTAL BID:</b>					<b>\$112,733.95</b>		<b>\$129,107.90</b>		<b>\$129,807.00</b>		<b>\$131,645.50</b>		<b>\$205,405.00</b>

DENOTES ERROR ON ORIGINAL BID

**CITY OF GREENWOOD  
2018 STREET IMPROVEMENTS  
BID DATE: JUNE 13, 2018 - 10:00 AM**

<b>CONTRACTOR</b>	<b>TOTAL AMOUNT BID</b>
GMH ASPHALT	\$112,733.95
OMANN CONTRACTING	\$129,107.90
VALLEY PAVING	\$129,807.00
BITUMINOUS ROADWAYS	\$131,645.50
BARBER CONSTRUCTION	\$205,405.00



Real People. Real Solutions.

2638 Shadow Lane  
Suite 200  
Chaska, MN 55318-1172

Ph: (952) 448-8838  
Fax: (952) 448-8805  
Bolton-Menk.com

June 18, 2018

City of Greenwood  
Attn: Dana Young  
20225 Cottagewood Road  
Deephaven, MN 55331

RE: Bid Results for 2018 Street Improvements

Dear Mr. Young:

Enclosed is the bid tab for the 2018 Street Improvements project. The project includes reclaiming sections of Meadville Street and Fairview Street, adding a concrete valley gutter to a section of Minnetonka Boulevard south of Byron Circle, patching Minnetonka Boulevard and patching various streets throughout the City. Five bids were received and are listed below:

Contractor	Total Bid
GMH Asphalt	\$112,733.95
Omann Brothers	\$129,107.90
Valley Paving	\$129,807.00
Bituminous Roadways	\$131,645.50
Barber Construction	\$205,405.00

We have reviewed the bids and recommend awarding the project to the low bidder, GMH Asphalt Corporation, in the amount of \$112,733.95.

Please let me know if you have questions or need additional information.

Sincerely,  
**Bolton & Menk, Inc.**

**Jeff Weyandt, P.E.**



Agenda Number: **7A**

Agenda Date: **07-10-18**

Prepared by Dale Cooney and Deb Kind

**Agenda Item:** Discuss Ordinance 279, Amending Zoning Code Chapter 11 to Update Residential Zoning Regulations

**Summary:** Since November 2016, the city council has been working on the concept of an ordinance that regulates properties based on the characteristics of the lot instead of lot location. The intent is to reduce the severity variance requests in addition to setting reasonable expectations for owners and potential owners. At the 06-06-18 council meeting, the city council directed that the planning commission hold a second round of public input at their 06-13-18 meeting. Councilmembers Conrad, Cook, and Fletcher were in attendance at the 06-13-18 planning commission meeting. The 06-13-18 planning commission minutes are included in the FYI section of the council packet. Attached is the latest draft (05-02-18) of ordinance 279, written public comments from the 06-13-18 planning commission meeting, and the 2012 draft ordinance that was discussed at the 06-13-18 planning commission meeting.

**Planning Commission Action:** The planning commission held a public hearing at their 05-09-18 meeting and held a second round of public input (but not an official public hearing) at their 06-13-18 meeting. As a result of these meetings, the planning commission recommended the following changes to the proposed ordinance 279:

- Modify the side yard setback scale. For lots less than 75 feet wide: 20% of the lot width for each side yard; 15 foot side yard setbacks for all other lots.
- Recommended not having alternate setback requirements for pie shaped lots.
- Limit the wall height of a building to 1.5 times the setback distance within 15 feet of the side property line. (Reduced from 2 times.)
- Recommended a second zoning district to maintain R-1B as it currently exists.
- Recommended that the impervious surface limitation remain at a flat 30% for all lots. (No sliding scale.)

**Timeline:**

- 07-10-18 City council discusses proposed changes to the ordinance.
- 08-01-18 City council considers 1st reading of the ordinance (may make revisions / may waive 2nd reading).
- 08-02-18 If the 2nd reading is waived, the ordinance is submitted to the Sun-Sailor for publication.
- 08-09-18 If the 2nd reading is waived, the ordinance is published in the Sun-Sailor (goes into effect on this date).
- 09-05-18 City council considers 2nd reading of the ordinance (may make revisions).
- 09-06-18 The ordinance is submitted to the Sun-Sailor for publication.
- 09-13-18 The ordinance is published in the Sun-Sailor (goes into effect on this date).

**City Council Action:** Potential motions ...

1. I move the city council (1) directs that ordinance 279 be amended as discussed; and (2) directs that ordinance 279 be placed on the 08-01-19 agenda for a 1st reading.
2. Do nothing or other motion ???

*Greenwood code section 1215 requires 2 readings of all ordinances prior to adoption. The 2nd reading shall be within 3 months of the 1st reading. There may be changes between the 1st and 2nd readings. The 2nd reading may be waived by a unanimous vote of city council members present at the meeting. In order to publish an ordinance by title and summary the ordinance must be approved by a 4/5ths vote. Ordinances go into effect once they are published in the city's official newspaper. The planning commission must review and make a recommendation to the city council regarding any changes to the zoning code chapter 11. A public hearing, typically held by the planning commission, also is required for changes to chapter 11.*

**AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA  
AMENDING GREENWOOD ORDINANCE ZONING CODE CHAPTER 11  
TO SIMPLIFY RESIDENTIAL ZONING REGULATIONS**

THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA DOES ORDAIN:

SECTION 1.

Greenwood ordinance code sections 1115.00 through 1125.25 are amended to read as follows:

**“Section 1115.00. Zoning Districts.**

Subd. 1. Establishment of Districts. For the purpose of this ordinance, the city is divided into the following districts:

- R-1 Single-Family Residential District
- C-1 Office and Institutional District
- C-2 Lake Recreation District

Subd. 2. Zoning Map. The boundaries of the districts established by this ordinance are delineated on the zoning map; said map and all notations, references, and data shown thereon are hereby adopted and made part of this ordinance and will be on permanent file, and for public inspection, in the city office of the zoning administrator. It shall be the responsibility of the zoning administrator and staff to maintain said map, and amendments thereto shall be recorded thereon within 30 days after official publication of amendments.

Subd. 3. District Boundaries. The boundaries between districts are, unless otherwise indicated, either the centerlines of streets, alleys, or railroad rights-of-way, or such lines extended or lines parallel or perpendicular thereto. Where figures are shown on the zoning map between a street and a district boundary line that runs parallel to the street at a distance therefrom equivalent to the number of feet stated unless otherwise indicated.

(INSERT NEW MAP SHOWING ALL PREVIOUS R-1A, R-1B, R-1C,  
AND R-2 PROPERTIES IN THE NEW R-1 ZONING DISTRICT)

**SECTION 1120. R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**Section 1120.00. Purpose & Background.**

The intent of this district is to provide a zone for single-family dwellings for the purpose of creating and preserving the residential character of the community.

The city of Greenwood was originally developed early in the 20th century with a number of small lots with and without lakeshore to provide seasonal homesites. These lots were intended to be developed with small homes and cabins to enhance the lake experience. As time passed, these seasonal properties were replaced by permanent homes, many with larger dimensions. This development pattern led to a number of unique lot shapes (e.g. small lots, flag lots, and long narrow lots) that do not easily fit into numeric standards. The variance process in section 1155 is used to address unique lots and balance the property owner's wants with the community's needs. Considerations include but are not limited to the following: impact on environment, topography, steep slopes, vegetation, lakes, ponds, streams, and susceptibility to erosion and sedimentation.

The character of the initial development provided a natural setting on the lake or near the lake to allow property owners and others to enjoy the lake setting. Numeric requirements for lake yard setbacks and impervious surface percentages were established, in part, to maintain open spaces around the lake and to maintain the character and setting of the original development.

On December 1, 1992, the city adopted the shoreland management district ordinance (section 1176) to comply with Minnesota state law to protect the waters of Lake Minnetonka. The entire city is located within the shoreland management district.

**Section 1120.02. Public Health, Safety & Welfare.**

Setbacks are established to provide important separation between adjacent structures, between structures and streets, and between structures and lakeshore. Reasons for setbacks include, but are not limited to: (1) Prevention of overhanging eaves and other above-ground encroachments onto adjacent properties. (2) To provide space for drainage requirements. (3) To provide adequate access to structures for fire and police inspections and protection. (4) To provide adequate sight lines for vehicles and pedestrians on streets. (5) To protect water quality. (6) To maintain the character of the community.

**Section 1120.03. Grandfathered Rights**

For information regarding nonconformities, commonly called "grandfathered rights," see section 1145.

**Section 1120.05. R-1 Permitted Uses.**

No building shall be used or shall hereafter be erected, altered or converted in any manner, except as provided in section 1120 et seq. Permitted uses shall be:

Subd. 1. Principal Uses.

- (a) Single-family detached dwellings (excluding the leasing or renting of rooms).
- (b) Open area, parks and playgrounds owned and operated by a public agency, or by a home association for a subdivision or neighborhood.
- (c) Residential subdivisions, including streets, lighting, sanitary sewer service, and water service.
- (d) Uses mandated in state statutes as permitted uses.

Subd. 2. Primary Accessory Uses.

- (a) Private detached garages.
- (b) Tool house, sheds, and similar storage areas for domestic supplies.
- (c) Commonly accepted municipal playground equipment, and park shelter buildings.
- (d) Boat docks.
- (d) Home occupations as regulated by section 480.
- (e) Signs as regulated in section 1140 et seq.

Subd. 3. Secondary Accessory Uses.

- (a) Off-street parking, driveways, parking pads.
- (b) Play structures, swing sets.
- (c) Patios, decks, slabs, sidewalks.
- (d) Air conditioners, generators.
- (e) Fire pits, outdoor fireplaces, outdoor kitchens for the use and convenience of the resident and their guests.
- (f) Freestanding swimming pools, hot tubs, spas for the use and convenience of the resident and their guests.
- (g) Pergolas, arbors, trellises.

Subd. 4. Conditional Uses.

- (a) Public utilities.
- (b) Permanent in-ground swimming pools and spas for the use and convenience of the resident and their guests.
- (c) Tennis courts, sport courts.
- (d) Signs as regulated in section 1140 et seq.
- (e) Churches, chapels, synagogues, temples, and similar religious buildings.
- (f) Uses mandated in state statutes as conditional uses.
- (g) Theater with attached restaurant as regulated under section 1123 et seq and specifically limited to the common use of Hennepin County PID numbers 26-117-23-31-0028, 26-117-23-31-0036, and 26-117-23-34-0001.

**Section 1120.10. R-1 Lot Dimensions.**

The following required lot area, width, and depth regulations shall be considered as minimum standards for lot dimensions:

	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth
Minimum sizes for lots <b>after subdivision</b> (see subdivision section 600)	15,000 sq ft	75 ft street frontage for off-shore lots. 75 ft lake frontage for lakeshore lots.	150 ft
Minimum sizes for remaining lot when a portion is <b>accreted</b> onto a neighboring lot (see simple subdivision section 600.07)	15,000 sq ft	75 ft	150 ft
Minimum sizes for <b>existing</b> lots of record for building a single-family home (see section 1120.22)	6750 sq ft	40 ft at the building line	No minimum lot depth

**Section 1120.15. R-1 Setbacks & Impervious Surfaces.**

The following shall be considered as setback and impervious surface standards:

	Front* Yard Setback	Side Yard Setback	Exterior Side Yard Setback (Corner Lot)*	Rear Yard Setback	Lake Yard Setback	Impervious Surface Coverage
Single-Family Principal Structure	30 ft	0.1 foot for each foot of lot width** (8 ft min)	30 ft for lots with area of 15,000 sq ft or more	30 ft for lots with area less than 20,000 sq ft 60 ft for lots 20,000 sq ft or greater	50 ft	30% for lots with area of 10,000 sq ft or greater  For lots less than 10,000 sq ft, the impervious surface coverage is the total lot area x .001 subtracted from 40 ***
Accessory Structures	See section 1140.10 for Accessory Structures and Uses (primary and secondary) Setbacks and General Regulations					

\* If the property abuts two public right-of-ways (corner lots), the city zoning administrator will determine which yard is the front yard and which yard is the exterior side yard. For properties with a lake yard, the front yard typically is the yard with the driveway.

\*\* For example, the minimum side yard setback for a lot that is 80 ft wide at the building would be 8 ft:  
80 x .1 = 8 ft

If the lot narrows along the building side, the side yard setbacks would adjust accordingly. For example, a side yard setback could be 10 ft at the front corner of the house and 8 ft at the back corner of the house.

\*\*\* For example, the maximum hardcover for a 8,500 sq ft lot would be 31.5%:  
8,500 x .001 = 8.5 and 40 – 8.5 = 31.5

**Section 1120.20. R-1 Building Standards.**

Subd. 1. Principal structures (new construction or new additions) in the district shall:

- (a) not exceed 28 ft in building height and 42 ft in structure height;
- (b) not have a wall height that exceeds double the setback distance within 15 ft of the side property line (for example, the maximum wall height for a principal structure located 8 ft from the side property line is 16 ft);
- (c) have a minimum width of 25 ft;
- (d) have a minimum footprint area of 800 sq ft;
- (e) have an attached or detached garage and a hard-surfaced (see section 1140.46) driveway to the public street; and
- (g) meet all current standards of city building codes and appendices.

Subd. 2. Properties that require variances from setback and / or impervious surface requirements in order to meet the building standards listed in subdivision 1 above may qualify for the “practical difficulty” standard for the consideration of variances (see section 1155).

Subd. 3. Primary accessory structures (new construction or new additions) in the district shall:

- (a) be limited to 1 private garage, and 1 tool house shed or similar storage building per principal structure;
- (b) not exceed 15 feet in building height;
- (c) have a maximum combined main floor space of all primary accessory structures on the lot of 1,000 square feet or 60% of the total at-grade, main floor square footage of the principal structure including attached garage square footage – whichever is less;
- (d) meet all current standards of city building codes and appendices.

**Section 1120.22. R-1 Lots of Record.**

Subd. 1. A “lot of record” is a lot filed in the office of the Hennepin county register of deeds on or before December 1, 1992.

Subd. 2. A lot of record that has no habitable residential dwelling shall be allowed as a single-family residential building site without a variance from lot size requirements required in state rules and / or statutes, provided:

- 1. the lot is 6750 sq. ft. or greater;
- 2. the lot width at the building line is 50 ft. or greater;
- 3. the lot is in separate ownership from abutting lots; and
- 4. the lot has access to a public sewer.

Variations will be required if the proposed single-family residential structure exceeds city setback, height, volume, or impervious surface regulations.

Subd. 3. Any **riparian** lot of record that is less than 9,900 sq. ft. that has no habitable residential dwelling and abuts another lot (with or without a habitable residential dwelling) that is under the same ownership must be combined with the abutting lot and must not be considered as a separate parcel for the purposes of sale or development.

Subd. 4. Any **nonriparian** lot of record that is less than 6,600 sq. ft. that has no habitable residential dwelling and abuts another lot (with or without a habitable residential dwelling) that is under the same ownership must be combined with the abutting lot and must not be considered as a separate parcel for the purposes of sale or development.

Subd. 5. A portion of land may be accreted from a lot of record and combined with a second abutting lot of record as long as the remainder of the first lot is 15,000 sq. ft. or greater and the property remains otherwise zoning code compliant. See simple subdivision section 600.07.

**Section 1120.25. R-1 General Regulations.**

Additional requirements for the R-1 district are set forth in section 1140 et seq. of this ordinance.

**SECTION 1123. REGULATIONS FOR THEATER WITH ATTACHED RESTAURANT**

**Section 1123.00. Purpose.**

The purpose of this section is to establish regulations that allow the continuing operation of an established theater with attached restaurant in the manner it has been used historically heretofore and providing for possible enlargement of facilities and / or intensification of established uses by conditional use permit first obtained in a manner that is compatible with the surrounding residential community and provides flexibility to address changing business conditions.

**Section 1123.15. Setbacks and Hardcover for Theater with Attached Restaurant.**

Land Use	Front Yard (Southerly Yard - Parking Lot)	Side Yard (Easterly Yard - Trail)	Exterior Side Yard (Westerly Yard)	Rear Yard (Northerly Yard - Pond)	Hardcover
Theater with Attached Restaurant	180 feet	15 feet	50 feet	Per Watershed Rules	Not more than 30% of lot area shall be occupied by buildings and / or impervious surfacing
Theater with Attached Restaurant <u>Primary</u> Accessory Structures	180 feet	10 feet	35 feet	Per Watershed Rules	
Theater with Attached Restaurant <u>Secondary</u> Accessory Structures	See section 1140.10 subd. 2C for Setbacks and General Regulations for Secondary Accessory Structures and Uses				

**Section 1123.25. Lawful Use or Occupation of the Land or Premises Commonly Known as The Old Log Theater (Theater with Attached Restaurant), 5185 Meadville Street, Greenwood, Minnesota, (Hennepin County PID Nos. 26-117-23-31-0028, 26-117-23-31-0036, and 26-117-23-34-0001), Existing at the Time of the Adoption of this Control.**

Subd. 1. Findings. After review and investigation, the city adopted resolution 31-13 which sets forth findings on the established use and manner to which the “Theater with Attached Restaurant” property commonly known as the Old Log Theater, 5185 Meadville Street, Greenwood, Minnesota, (Hennepin County PID numbers 26-117-23-31-0028, 26-117-23-31-0036, and 26-117-23-34-0001), has historically been put. Said resolution is intended to serve as the factual basis for the terms and conditions of conditional use regulation under section 1123 et seq. related thereto.

Subd. 2. Authorized Use. The following enumeration of business practices, excerpted from resolution 31-13, describes the manner to which use of the Old Log Theater (described in subd. 1, above), may, as of the adoption of this control (12-04-13), be put:

- (a) Public business hours for theater performances, on-site food service, ticketing, and the business office shall be between 8am and 11pm. Special events may be between 8am and 12midnight.
- (b) Liquor service shall comply with the city's liquor ordinances (section 820).
- (c) With the exception of noise-creating activities, there are no restrictions on hours for supporting activities necessary to the Old Log's operations, including: office, scene shop, cleaning, and food preparation.
- (d) Noise-producing activities such as building, landscaping, and scenery construction, shall be limited to between

8am and 8pm, Monday-Saturday.

- (e) General deliveries, garbage collection, and food service truck deliveries shall be limited to between 8am and 8pm.
- (f) In addition to live theater performances, the Old Log may host special events (e.g. concerts, weddings, and private / public events) on the Old Log campus as desired. However, the parking lot shall not be employed for purposes other than parking. Noise related to special events shall be managed so as not to adversely impact neighboring residential properties. Special event revenue is estimated to be 25% of total annual revenue.
- (g) The Old Log's kitchen, dining room, and bar may offer service to the public independent of theater performances during the public business hours stated in (a) above.
- (h) Box lunches may be consumed on the grounds.
- (i) Parking of all vehicles, including buses, shall be on site 95% of the need. Buses shall be turned off while parked and may idle 10 minutes prior to boarding passengers. Except in cold weather buses may idle more frequently as needed.
- (j) Outdoor events shall not employ amplified music.

**Section 1123.30. Events Necessitating a Conditional Use Permit Be Obtained Relative to Section 1120.05 Subd 4(g), Theater with Attached Restaurant.**

Subd. 1. Conditional Use Permit Required. Subject to the rights granted property owners under Minnesota statute 462.357 Subd.1e (a), which provides, in part, that “any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion,” any one or more the following events related to the “Theater with Attached Restaurant” property commonly known as the Old Log Theater, 5185 Meadville Street, Greenwood, Minnesota, (Hennepin County PID numbers 26-117-23-31-0028, 26-117-23-31-0036, and 26-117-23-34-0001) shall require a conditional use permit be first obtained:

- (A) Request for a building permit or zoning approval for physical expansion of any existing building or the addition of impervious surface to said property beyond what existed as of the adoption of this control.
- (B) Any change to the manner of use of said property as authorized in section 1123.25, subd. 2.

**Section 1123.35. Minimum Building Requirements for Permitted Conditional Uses Under Section 1120.05 Subd 4(g), Theater with Attached Restaurant.**

Subd. 1. Conditional permitted principal structures and associated accessory structures authorized under section 1120.05 subd 4(g) shall, in addition to other restrictions of this ordinance and any other applicable ordinances of the city, meet the following standards:

- (1) Principal buildings structures shall be limited to 1 in number and shall not exceed 28 feet in building height or more than 42 feet in structure height and shall be built in conformance with this code and current applicable building code.
- (2) Accessory buildings / structures shall be limited to 4 in number plus 1 gazebo and individually shall not be greater than 15 feet in building height or more than 28 feet in structure height. In no event shall the accessory buildings combined exceed 60% of the total at grade, main floor square footage of the principal theater building / structure,
- (3) Subject to variance, under the practical difficulties standard, all additions to the principal theater building and supporting accessory buildings / structures shall be constructed of the same materials or higher quality materials and shall reasonably conform to the architecture of the buildings in existence as of the adoption of this control (12-04-13).
- (4) All exterior finishes on any building shall be any single one or combination of the following:
  - a. Face brick,
  - b. Natural stone,
  - c. Wood which meets appropriate fire codes and has been reviewed by the planning commission and approved by the city council,
  - d. Any other exterior finish that has been reviewed by the planning commission and approved by the city council, In no event shall precast concrete units, including those with surfaces that have been integrally treated with an applied decorative material or texture be employed for exterior finishes, provided that in no event shall proposed exterior finishes matching an existing building be deemed unacceptable.
- (5) Architectural Compatibility. Building structure, design, and exterior finish materials, including exterior remodeling projects, are subject to review by the planning commission and the city council for acceptability of proposed materials, architectural compatibility with the residential R-1 district and its established past historic use, and to determine whether the proposal is in keeping with the predominately residential character of the surrounding neighborhoods, local public amenities, and the city in general. Building appearance will be considered from a 360° perspective.

**Section 1123.40. Regulation and Imposition of Conditions on Permitted Conditional Uses Authorized Under Section 1120.05 Subd 4(g), Theater with Attached Restaurant.**

Subd. 1. Permitted Conditions. In addition to the conditions related to public health, safety, and welfare that the council may impose on conditional uses under section 1150, in considering and issuing or amending a conditional use permit for a “Theater with Attached Restaurant” under section 1120.05 subd 4(g) the council may impose conditions related to the use of the buildings and structures and operation of any the business operated upon the property including, but not limited to, any of the following:

- A. Odor regulation and management
- B. Noise limits and management
- C. Limits on operational hours
- D. Traffic management and control
- E. Outdoor lighting
- F. Employee parking
- G. Delivery routes and service vehicles including service times and weight restrictions
- H. Refuse collection and related issues including service times and weight restrictions
- I. Carry-out food service
- J. Catering service
- K. Repair and maintenance of public roads burdened by theater related traffic
- L. Alcohol
- M. Outdoor events
- N. Number, size, and location of buildings and accessory structures.”

**SECTION 2.**

Greenwood ordinance code section 1145.00 nonconformities paragraphs (d) through (h) and (j) are deleted in their entirety.

**SECTION 3.**

Greenwood ordinance code section 1176.04 subd. 3 is amended to read as follows:

“Subd. 3. Minimum Lot Size, Width, Building Height, and Impervious Coverage.

(1) *Dimensions*. All single lots created after December 1992 must meet or exceed the following dimensions:

	<b>Riparian and Non-Riparian Lots</b>	<b>Office District</b>	<b>Lake Recreation District</b>
	<b>R-1</b>	<b>C-1</b>	<b>C-2</b>
Lot Area (sq. ft.) abutting water and not abutting water	15,000	10,000	10,000
Lot Width at building line (ft.)	75	75	75
Building Setback from OHWL (ft.)	50	50	50
Maximum Building Height	28	35	30*

\* The 30-foot building height limit within the C-2 lake recreation district is subject to the following exception: The maximum building height for multi-family residential structures of 8 units or greater may exceed 30 feet but shall not be greater than 32 feet for structures with gabled roofs of not less than 5/12; pitch; all other roof / building design or uses within the C-2 district shall not exceed 30 feet in height. See section 1102 for definition of “building height.”

(2) *Exceptions to Setbacks*. Setback requirements from the ordinary high water level shall not apply to authorized secondary accessory structures, boathouses, and docks.

(3) *Impervious Coverage.*

- a) Impervious surface coverage in all residential districts as expressed as a percentage of the lot area, shall not exceed the standards set forth on the table in section 1120.15.
- b) Impervious surface coverage in all commercial districts, expressed as a percent of the lot area, shall not exceed 30%, provided that because of the additional hardcover required for typical commercial developments, the maximum impervious surface in commercial districts may be increased to a maximum of 75% with a conditional use permit first obtained under sections 1150 and 1176.07 of this code, supported by an applicant prepared stormwater management plan meeting the approval of the city engineer. The city engineer, planning commission, and / or city council will require an applicant to implement stormwater management practices deemed necessary to control and minimize or control stormwater and off site runoff, including but not limited to, rain gardens, holding ponds, reductions in proposed impervious surfaces, and other accepted stormwater management techniques and methods."

SECTION 4.

Greenwood ordinance code section 1176.04 subd. 10 is amended to read as follows:

"Subd. 10. Lots of Record. See section 1120.22."

SECTION 5.

Greenwood ordinance code section 1176.07.05 subd. 4 (1) is amended to read as follows:

"Subd. 4. Impervious Surface Policies and Conditions.

- 1. Variance applicants with total impervious surface coverage in excess of the percentage shown on the table in section 1120.15 shall have the burden of proof to establish that the excess is a *legal* nonconforming use by showing evidence that the excess was in existence prior to the adoption of the Shoreland Management Ordinance (December 1992), or by showing the excess was subsequently approved by the city. If no such evidence exists, the city council may require the property owner to reduce impervious surfaces as a condition of variance approval."

SECTION 6.

Greenwood ordinance code section 1102 Definitions is amended to revise or add the following definitions:

"Structure Height means the vertical distance between the building perimeter grade and the highest projection of the structure (e.g. roof peak, chimney, etc)."

"Wall Height is the vertical height measured from the building perimeter grade for the applicable side of the structure to the top of the vertical wall."

SECTION 7.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of Greenwood, Minnesota this \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_ AYES \_\_\_ NAYS

CITY OF GREENWOOD

By: \_\_\_\_\_  
Debra J. Kind, Mayor

Attest: \_\_\_\_\_  
Dana H. Young, City Clerk

First reading: \_\_\_\_\_, 2018  
Second reading: \_\_\_\_\_, 2018  
Publication: \_\_\_\_\_, 2018

# Greenwood Planning Commission

Wed 7PM 13 June 2018

RESIDENT COMMENT FORM - This form will become part of the public record and therefore may be viewed by anyone.

## GENERAL COMMENTS ON REQUEST:

1. Good idea to consider sq. property on an individual basis that is less than 20,000 sq. ft.
2. The ordinances that are in place need to be respected including lot lines, set backs, green space & hard cover.
3. Neighbors are very important. If people want a big house they should buy property some place else. They may not be permitted to infringe on the neighbors - including views in all directions as well public land for the community.

## SPECIFIC ISSUES or CONCERNS:

4. In 1976 we redesigned our living space & incorporated a porch into the year round house with a deck on the lake side within the 50' of set back. The signed a covenant for neighbors that we would ~~not~~ convert deck into a closed space blocking views.
5. Please do not make more neighborhoods like St Albans Bay - with homes too large that are out of proportion to the size of the property.

Name:

Maurice + Bob Burns

Address:

5080 Meadville St

Our property is less than 20,000 sq. ft. on lake Miska

Please return completed form to the attention of Dale Cooney @ 20225 Cottagewood Road, Deephaven MN 55331 or fax to (952) 474-1274.

Joe Francis 6/13/18

First I thank each member of the planning commission and all members of the council for the work put into this attempt to simplify the residential zoning regulations.

Regrettably, as has been demonstrated, this simplification struggle is anything but simply due to the nature of varying lot sizes and shapes in Greenwood along with the unregulated building standards prior to 1992. We now have several zoning districts each with unique circumstances and uncommon characteristics. The well thought out existing ordinances recognized these differences and protected the rights of each type of property owners along with regulating restrictions which protect the character of Greenwood and safeguard Lake Minnetonka.

This effort to simplify the complex nature of Greenwood's zoning ordinance may be a noble endeavor, but it's not needed. These suggested changes will by definition, create more controversy, more individual variances, more conflicting neighborhood opinions, and certainly more work for the council.

Particularly glaring in this attempt at simplification is the promotion and encouragement to property owners to build larger houses. Some of the suggested setbacks are reduced along with increasing the hardcover on smaller lots. This would absolutely reduce natural open air spaces in Greenwood and increase the polluting run off in Lake Minnetonka. I am skeptical of any advantage to anyone with these adverse consequences.

Consequently again, I am grateful for the effort to simplify the Greenwood zoning ordinances but recognize that attempt will create more complexity and controversy than the council desires to minimize.

## Keith Stuessi

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**From:** Keith Stuessi <kstuessi@mchsi.com>  
**Sent:** Wednesday, June 13, 2018 6:02 PM  
**To:** 'Debra Kind'; plucking@idimn.com; Kristi Conrad; Bill Cook; Jennifer Gallagher  
**Cc:** quamco@aol.com; tfletcher@aexcom.com  
**Subject:** Small lot ordinances changes  
**Attachments:** Ord 279 Simplifying Residential Zoning 05-02-18.doc; Untitled attachment 00003.html; 2012 DRAFT Ordinance Small-Lot Rules.doc; Untitled attachment 00006.html

All,

This draft of the "Small lot ordinances", which I just received and to be discussed tonight, makes no sense to me for three reasons:

- 1.) Lumping all residential districts into one uber district will be confusing to residents and conflicts with existing districts that have their own regulations. E.g. Greenwoods on the Lake; and Knapp Cool Oaks.
- 2.) The new regulations themselves are confusing and I believe will be hard to administer.
- 3.) Tom Fletcher's proposed "Small Lot Rules" discussed in 2012 (attached) are much cleaner, far easier to understand and would be much easier to administer.

The primary ordinance issues have been with lakeshore lots as people want to overbuild. And we have many odd-sized and small lakeshore lots compounding the problems.

Thank you.

Keith Stuessi  
5000 Meadville Street  
612-386-5597

# 2012 DRAFT ORDINANCE

ORDINANCE NO. \_\_\_\_

## AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA AMENDING GREENWOOD ORDINANCE ZONING CODE CHAPTER 11 REGARDING RULES FOR SMALL LOTS

THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA DOES ORDAIN:

### SECTION 1.

Greenwood ordinance code section 1120.15 R-1A setback chart is amended read as follows:

“Subject to the provisions of section 1176 et seq., the following front side and rear yard setbacks shall be considered as minimum standards for buildings:

Land Use	Front Yard*** (ft.)	Lot, Interior - Side Yard (ft.)	Exterior Side Yard (ft.)	Rear Yard (ft.)	Lakeshore (ft.)
Single-Family Principal Structure	30	15****	30	35	50
Municipal Park Equipment	50	50	50	50	—
Single-Family Accessory Structures	*	10	35	10	**
Theaters	50	50	50	50	**

\* No accessory structures shall be located in any required front yard (section 1140.10, subdivision 2).

\*\* No accessory structures shall be built on any lot between the lakeshore and the side of the principal structure facing the lakeshore.

\*\*\* Lots that meet the definition of “Lot, Corner” shall not be required to provide more than 2 front yard setbacks per lot. The location of the 2 front yard setbacks on lots abutting 3 or more platted right-of-ways shall be at the discretion of the zoning administrator and the remaining yard shall meet the “Lot, Interior - Side Yard” setback requirement in the chart above.

\*\*\*\* For existing lots of less than 15,000 square feet the minimum side yard setback shall be 10 feet plus .5 feet for every full 500 square feet of lot area in excess of 10,000 square feet. For example, a 12,700 square foot lot would have 12.5 ft. minimum side yard setbacks.

### SECTION 2.

Greenwood ordinance code section 1176.04 subd. 3 (3)(a) is amended to read as follows:

“ a) Impervious coverage in all residential districts as expressed as a percentage of the lot area shall not exceed 30% except that lots of less than 15,000 square feet shall have an additional .5% of hardcover allowed for each full 500 square feet of lot area under 15,000 square feet. For example, the impervious coverage on a 8,500 square foot lot shall not exceed 36.5% (15,000 – 8,500 = 6,500 or 6.5% increase. 30% + 6.5% = 36.5%).”

### SECTION 3.

Greenwood ordinance code section 1140.18 subd. 3 (1) is amended to read as follows:

“(1) Lots of 7500 square feet or less in area may be host to buildings, structures, and accessory structures whose above grade building volume is not greater than a volume equal to 5 6 times the lot area.”

### SECTION 4.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of the city of Greenwood, Minnesota this \_\_\_\_ day of \_\_\_\_\_, 2012.

There were \_\_\_\_ AYES and \_\_\_\_ NAYS as follows:

Greenwood City Council	YEAS	NAYS	ABSTAIN	ABSENT
------------------------	------	------	---------	--------

Mayor Debra Kind				
Councilman Bill Cook				
Councilman Tom Fletcher				
Councilman H. Kelsey Page				
Councilman Bob Quam				

CITY OF GREENWOOD

By: \_\_\_\_\_  
Debra J. Kind, Mayor

Attest: \_\_\_\_\_  
Gus E. Karpas, City Clerk

First reading: \_\_\_\_\_, 2012  
Second reading: \_\_\_\_\_, 2012  
Publication: \_\_\_\_\_, 2012



Agenda Number: **11A-E**

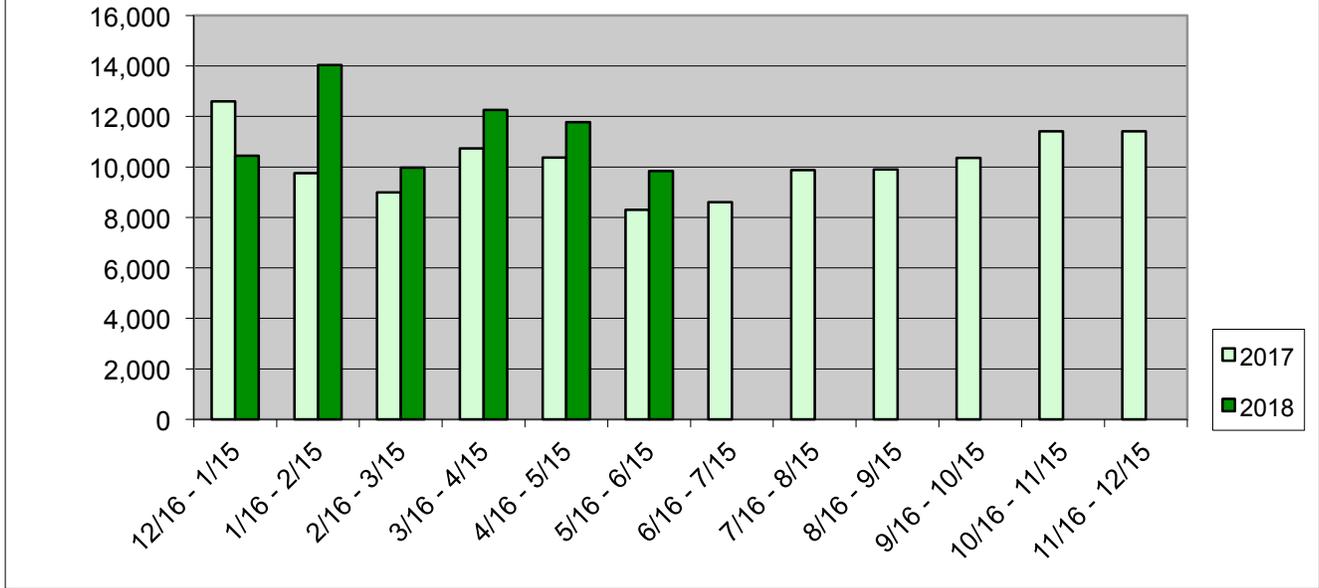
**Agenda Item:** Council Reports

**Summary:** This is an opportunity for each council member to present updates and get input regarding various council assignments and projects.

Related documents are included in the hard copy of the full council packet and in the electronic version of the packet available at [www.greenwoodmn.com](http://www.greenwoodmn.com).

**Council Action:** None required.

City of Greenwood  
Website Total Hits



Month	2017	2018	Variance with Prior Month	Variance with Prior Year	Bulk Email List
12/16 - 1/15	12,599	10,441	-965	-2,158	173
1/16 - 2/15	9,758	14,039	3,598	4,281	173
2/16 - 3/15	8,996	9,974	-4,065	978	174
3/16 - 4/15	10,728	12,252	2,278	1,524	173
4/16 - 5/15	10,366	11,773	-479	1,407	173
5/16 - 6/15	8,301	9,836	-1,937	1,535	173
6/16 - 7/15	8,604		-9,836	-8,604	
7/16 - 8/15	9,873		0	-9,873	
8/16 - 9/15	9,901		0	-9,901	
9/16 - 10/15	10,357		0	-10,357	
10/16 - 11/15	11,404		0	-11,404	
11/16 - 12/15	11,406		0	-11,406	
<b>AVERAGE</b>	<b>10,191</b>	<b>11,386</b>			

**POPULATION:** 703  
**EMAIL ADDRESSES % OF POPULATION:** 24.61%

Population source: [www.metrocouncil.org](http://www.metrocouncil.org), Data & Maps, Download Data, Population and Household Estimates  
 Population figure updated: 03-17-18

## Site Statistics

Use this reporting tool to see your site statistics for your public site for this month or the previous month. Statistics for the Administration (or "admin") side of your site are not included in this report. Additionally, visits you make to your own site while administering it are not included in these statistics. All data collected before the previous month has been purged from our system and is not available for use; therefore, we recommend printing this report each month for your records.

The first report - Page Views by Section - shows total page views for each section. The second report - Unique Visitors by Section - shows the total page views for each section without the return visitors (showing only views from unique IP addresses). For example, if you browse to a page today, and then browse to that same page tomorrow, your viewing of that page would only be counted once in the unique (second) report.

Each report lists sections in page view order (highest number of page views first) and only lists sections that have had traffic within the reporting period. It does not list those sections without traffic.

<b>Begin Date</b>	5/16/2018
<b>End Date</b>	6/15/2018
<b>Report Name</b>	Page Views (Default)
<input type="button" value="Get Report"/>	

### Page Views by Section

Section	Page Views	Percent of Total
<a href="#">Default Home Page</a>	5324	54.13%
<a href="#">Agendas, Minutes, Meeting Packets</a>	748	7.6%
<a href="#">Welcome to Greenwood</a>	338	3.44%
<a href="#">City Departments</a>	328	3.33%
<a href="#">Planning Commission</a>	265	2.69%
<a href="#">Code Book of Ordinances</a>	191	1.94%
<a href="#">Assessments &amp; Taxes</a>	185	1.88%
<a href="#">Spring Clean-Up Day</a>	165	1.68%
<a href="#">Forms, Permits, Licenses</a>	162	1.65%
<a href="#">Mayor &amp; City Council</a>	139	1.41%
<a href="#">RFPs &amp; Bids</a>	136	1.38%
<a href="#">Budget &amp; Finances</a>	122	1.24%
<a href="#">St. Alban's Bay Lake Improvement District</a>	94	0.96%
<a href="#">Photo Gallery</a>	94	0.96%
<a href="#">Garbage &amp; Recycling</a>	85	0.86%
<a href="#">Watercraft Spaces</a>	78	0.79%
<a href="#">Public Safety Alerts</a>	74	0.75%
<a href="#">Lake Minnetonka</a>	70	0.71%
<a href="#">Toilet Drain Guide</a>	61	0.62%
<a href="#">Comp Plan</a>	60	0.61%
<a href="#">Elections, Voting</a>	59	0.6%
<a href="#">Coyotes &amp; Animal Services</a>	58	0.59%
<a href="#">Agendas, Minutes, Meetings</a>	54	0.55%
<a href="#">Search Results</a>	52	0.53%
	51	0.52%

### Quick Tips

The reports offered in your Site Statistics tool only track activity on the public side of your site.

In each report, a section named "Default" and a section named "Home" may appear.

A page view gets attributed to "Default" when a visitor to your site types your URL into his or her Web browser. In most cases, the "Default" section is your Home Page.

A page view gets attributed to "Home" each time a visitor clicks the "Home" button on your Web site.

In the Page View (Default) report, only sections with Web traffic are reported and they are listed in page view order.

In the Page View by Section report, sections are listed in the order they appear in the navigation menu and are reported regardless of their traffic level.

In the Referrers report, it is important to remember that your own site acts like a referrer. So, don't be surprised if you see your own Web address(es) listed -- this tracks the number of times people went from one part of your site to another.

<a href="#">Community Surveys</a>		
<a href="#">Parks, Trails &amp; Watercraft Amenities</a>	50	0.51%
<a href="#">Sewer, Stormwater, Water, Garbage, Recycling</a>	49	0.5%
<a href="#">Well Water</a>	46	0.47%
<a href="#">Road Closures &amp; Detours</a>	43	0.44%
<a href="#">Meetings on TV</a>	43	0.44%
<a href="#">Old Log Events</a>	42	0.43%
<a href="#">Links</a>	42	0.43%
<a href="#">Meetings</a>	42	0.43%
<a href="#">Tour de Tonka</a>	41	0.42%
<a href="#">City Newsletters</a>	36	0.37%
<a href="#">July 4th</a>	36	0.37%
<a href="#">Tree Contractors</a>	36	0.37%
<a href="#">Fire Department</a>	35	0.36%
<a href="#">Recreation, Amenities</a>	33	0.34%
<a href="#">Smoke Testing</a>	33	0.34%
<a href="#">News, Events</a>	32	0.33%
<a href="#">Finances, Taxes, Assessments</a>	32	0.33%
<a href="#">SABLID Email Sign-Up</a>	31	0.32%
<a href="#">Habitat 500 Bike Ride</a>	29	0.29%
<a href="#">Library Events</a>	28	0.28%
<a href="#">Emergency Preparedness</a>	27	0.27%
<a href="#">Luck O' the Lake</a>	25	0.25%
<a href="#">Email Sign-Up</a>	23	0.23%
<a href="#">Unsubscribe</a>	9	0.09%
<b>TOTAL</b>	<b>9836</b>	<b>100%</b>

## Unique IPs by Section

Section	Unique IPs	Percent of Total IPs
Default Home Page	1752	40.54%
Agendas, Minutes, Meeting Packets	294	6.8%
City Departments	249	5.76%
Welcome to Greenwood	173	4%
Spring Clean-Up Day	114	2.64%
Code Book of Ordinances	108	2.5%
Forms, Permits, Licenses	95	2.2%
Mayor & City Council	88	2.04%
St. Alban's Bay Lake Improvement District	71	1.64%
Planning Commission	71	1.64%
Assessments & Taxes	65	1.5%
Garbage & Recycling	58	1.34%
Photo Gallery	58	1.34%
Public Safety Alerts	49	1.13%
Lake Minnetonka	47	1.09%
Watercraft Spaces	47	1.09%
Elections, Voting	46	1.06%
Coyotes & Animal Services	45	1.04%
Agendas, Minutes, Meetings	42	0.97%
Parks, Trails & Watercraft Amenities	41	0.95%
Toilet Drain Guide	40	0.93%
Community Surveys	39	0.9%
Comp Plan	39	0.9%
Links	36	0.83%
RFPs & Bids	36	0.83%
Road Closures & Detours	35	0.81%
Budget & Finances	34	0.79%
Sewer, Stormwater, Water, Garbage, Recycling	34	0.79%
Well Water	32	0.74%
Meetings on TV	32	0.74%

Tree Contractors	30	0.69%
Search Results	30	0.69%
Fire Department	29	0.67%
Tour de Tonka	29	0.67%
Meetings	28	0.65%
Finances, Taxes, Assessments	28	0.65%
Recreation, Amenities	27	0.62%
Smoke Testing	25	0.58%
City Newsletters	25	0.58%
News, Events	24	0.56%
July 4th	24	0.56%
Old Log Events	23	0.53%
Emergency Preparedness	22	0.51%
Library Events	22	0.51%
SABLID Email Sign-Up	22	0.51%
Luck O' the Lake	20	0.46%
Habitat 500 Bike Ride	19	0.44%
Email Sign-Up	18	0.42%
Unsubscribe	7	0.16%
<b>TOTAL</b>	<b>4322</b>	<b>100%</b>

Generate Download File (.csv) for the current report:

**Done**



Agenda Number: **FYI**

**Agenda Item:** FYI Items in Council Packet

**Summary:** The attached items are included in the council packet for the council's information (FYI) only. FYI items typically include planning commission minutes and other items of interest to the council. When the agenda is approved at the beginning of the meeting, any council member may request to move an FYI item to the regular agenda for further discussion. Moved items will be placed under Other Business on the agenda.

**Council Action:** No council action is needed for FYI items.

**GREENWOOD PLANNING COMMISSION  
WEDNESDAY, JUNE 13, 2018  
7:00 P.M.**

**1. CALL TO ORDER/ROLL CALL**

Chairman Lucking called the meeting to order at 7:04 p.m.

Members Present: Chairman Pat Lucking, Commissioners Dean Barta, and David Steingas

Others Present: Council Liaison Kristi Conrad (arrived at 7:19), Councilmember Bill Cook, Councilmember Tom Fletcher, and Zoning Administrator Dale Cooney

Absent: Commissioner Jennifer Gallagher

2. Dean Barta was sworn in as planning commissioner.

**3. MINUTES – May 9, 2018**

Cooney apologized for forgetting to include the meeting minutes in the packet. He said that they would be included in the July packet and would remain draft minutes until then.

**4. PUBLIC HEARINGS**

**5. OLD BUSINESS**

**Continue discussion on draft ordinance amending zoning code Chapter 11 to simplify residential zoning regulations**

Lucking introduced the agenda item and opened the public hearing.

George Loomis of 2940 Woods Court said that he cannot see a good reason to get rid of the R-1B zoning district. He said that at the city council meeting, the sense that he got was that the council said "Don't worry about it." He said that this is a solution in search of a problem. He said that, at the city council meeting Tom Fletcher said that few variances would have been avoided with the new ordinance.

Cooney asked if the Homeowners Association had any setback regulations. Loomis said that it does not and that the bylaws only reference the city code.

Steingas asked about the setback differences. Cooney said that the rear yard would be reduced from 60 to 30, and that the front yard would be reduced from 35 to 30.

Loomis said that there are a lot of odd lots in Greenwood, but not in his neighborhood and not many in the other R-1B areas.

Barta said that this was an existing neighborhood and asked what the concern was. Loomis said that the houses are pretty new, so teardowns are not likely, but that if a home were to be damaged or destroyed, a new home could be built very out of character with the neighborhood. He said that there was already a house granted a variance that is not in character with the neighborhood.

Lucking asked about the location of vacant lot in the neighborhood. Loomis said that it was near the north entry.

Joe Fronius of 5140 Meadville said that this is not a simple problem, and that there are various lot sizes with houses built before there regulations. He said that the ordinance now is understandable and that the proposed ordinance will create more controversy. Property owners will build larger houses, the setbacks will be narrowed, and there will be more hardcover.

**GREENWOOD PLANNING COMMISSION**  
**WEDNESDAY, JUNE 13, 2018**  
**7:00 P.M.**

Maureen Burns of 5080 Meadville read her letter into the record. She said that the ordinances in place need to be respected. She said if someone wants to build a big house they should buy property elsewhere. Burns said that neighbors are important, and new owners shouldn't infringe on the neighbors views. She said that they built a deck in 1976 and signed a covenant not to enclose the space to avoid blocking views. Burns said that she does not want to make more large homes out of proportion with the property.

Lucking asked if the people in attendance were aware that the city also had a massing ordinance. The audience members all raised their hands. Burns said that there was a lot of good work put into that ordinance.

Steingas attempted to summarize the planning commission's recommendations. He said that they wanted to maintain R-1B zoning, require 20% of the lot width for side yard setbacks for nonconforming properties (minimum 8 feet), and limit wall height to 1.5 times the setback until 15 feet.

Steingas asked about hardcover. Cooney said that there was not a clear consensus.

Lucking said that the purpose of the change was so that people could know what could be built on a lot without requiring a variance. He said that, by state law, nonconforming situations allow people to rebuild a nonconformity and that this offers a better, non-variance opportunity.

Steingas asked about keeping the hardcover limit to 30%. Lucking said that it would be difficult to meet 30% for a small lot. Steingas said that variable hardcover allows more hardcover and the builders tend to build to the limits.

Conrad said Fletcher had done some research on recent variances and that few would have been avoided, and that the code was not simplifying the matter.

Lucking said that does not include legal nonconformities that were rebuilt without a variance. Cook said that nonconformities are only entitled to their current envelope and not entitled to go up within a setback.

Cooney said that he has not yet heard a planning commission consensus on the 30% impervious issue. Steingas said that after reading letters from the community, he is suggesting to simplify the issue and keep a 30% limit.

Lucking said that, if the intent is to address the issue with the small lots, he does not see how 30% is practical and that most small lots already exceed that amount.

Steingas said that, as a builder, it helps him calculate easier. He said that there is a lot of complexity in Greenwood for builders.

Barta asked what the exception to exceed 30% would be. Steingas said that the applicant would need to show a practical difficulty, and that a nonconforming lot could be considered a practical difficulty.

Conrad said for a smaller lot, either setbacks or massing or hardcover restrictions would be triggered and a variance would be needed. She said that her concern is that we're not simplifying anything.

Cook said that if you have a small lot, that is not a corner lot, a person can meet the city requirements. He said that making sure a reasonable house could be built was part of the process. He said that whether the property owner chooses to meet the requirements is a different question.

**GREENWOOD PLANNING COMMISSION**  
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**7:00 P.M.**

Cook said that he does not share the view that the zoning ordinance is well-thought-out. He said that he does not see a different character of the lots between R-1A and R-2 and that R-2 was just a quirk of history to accommodate Georgetown Manor. He said that he recognizes the difference with the R-1B lots and does not want to change their character.

Cook said that he would like to see less than 30% hardcover on larger lots, but that was a different discussion. He said builders know that they have a 30% limit so they build to that limit.

Steingas said that the property at 5270 Meadville recently sold and the existing house is slightly on the neighbor's property. He said that they will likely rebuild one day and that if you apply the proposed regulations they can build a reasonable house within those constraints. He said that under the old regulations only a 20 foot wide house could be built.

Cook said that he would like to see the 20% side yard setback be applied to all lots, not just substandard lots.

Conrad asked what the maximum hardcover under the formula would be. Cook said that, for the smallest lot in Greenwood which is about 5,000 square feet, it would be about 35%. He said that for a 7,000 square foot lot the limit would be about 32%.

Conrad said that she was concerned that the Meadville example would still trigger something. Steingas said that in that example they could not max out every aspect of the code and still be under hardcover, so some reductions would need to be made.

Cooney said that the variance process has some barriers to entry that might keep a property owner from applying for a variance if they can relatively easily get under a threshold. He said those were survey costs, house plan costs, city fees, time, and uncertainty.

Barta asked if could be within the code, would people try to avoid the city variance process. Cooney said that was correct, and in many cases they would likely modify their plans slightly instead of coming to the city for a variance. Barta said that made sense and that he could support a flat 30% limit.

Cook said that they were not encouraging people to expand their footprints. Conrad said that, hearing from a builder whose clients want to know what their limits are is important since most people in Greenwood would work with a builder.

Steingas said that is was about setting appropriate expectations for the client. Cook said that he understood that was important and that conversation has to happen early in the process.

Steingas said that building in Greenwood is difficult and complex. He said that he is fine with the rules being strict, but defined. He said that the complexity is challenging for him and his clients.

Conrad said that there is a fear that getting to a set standard will make all the houses the same. Steingas said that there is a good Greenwood personality to the houses now.

Barta asked how many variances have come before the city in 2018. Lucking estimated 5 per year. Barta said that this is a lot of time and energy for 5 variance per year and is it worth it.

Conrad said that she is more worried about the future and that she has seen Greenwood change a lot since she has been here. Cook said that there is the ongoing tension between people wanting as much as they can get and the ordinance restrictions.

Barta said that it makes sense to keep it simple for the builders and the property owners.

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Keith Stussi, of 5000 Meadville, said that he expects to see a lot of turnover in small lots based on the age of the residents of himself and his neighbors. He said that he can see the advantage of a sliding scale for these lots that are over hardcover. Stussi said that it would not be advantageous to maintain the footprint of these houses.

Conrad said that the houses that are way over on hardcover would have to come before the city for a variance anyways.

Stussi said that he liked Councilmember Fletcher's proposal from 2012. Conrad asked Fletcher if he had a copy of that. Fletcher said that it was a different sliding scale and that he had forgotten about it until Stussi mentioned it.

Steingas said that the sliding scale for hardcover is so small in its increments that the added complexity is not worth it. Conrad said that her preference is to keep the 30% flat limit.

Fronius asked if a property owner had 50% hardcover and wanted to reduce it but be more than 30%, would the city be more sympathetic to that. Steingas said that if it is a teardown and a compliant lot, it would need to comply with the 30% hardcover restriction. He said that there is always a way to make the property work and that he favors designing to compliance.

Lucking said that the planning commission would recommend a 30% set limit for hardcover versus a sliding scale.

## **6. LIAISON REPORT**

Conrad presented the liaison report.

She said that there will be a zebra mussel study with buoys identifying the study areas. She said that there is also a zebra mussel informational meeting.

Conrad said that there was a request to add a sign that indicates the location of Linwood Circle so that people do not keep going into a property owner's driveway. Cook said that there will be a street sign for the situation.

Steingas said that Linwood Road is in extreme disrepair and asked if it could be vacated. Steingas said that there would be less hardcover and that the city would not have to deal with maintenance. Cook said that a vacation petition would have to be brought to the city council.

Conrad said that there was a purchase request for a tax forfeited property. Cook said that the city would put conditions on the purchase of the sale, such as combining the lots.

Conrad said that the city approved the Showcase Event ordinance amendment. She said the city attempted to fix the watercraft space process.

Conrad said that the Linwood Circle CUP passed but that Fletcher voted against because of the screening. Fletcher said that he was not opposed to the CUP, but would have preferred screening.

Conrad mentioned the pickle ball lines being painted for the tennis court.

## **7. ADJOURN**

Motion by Steingas to adjourn the meeting. Barta seconded the motion. Motion carried 3-0. The meeting was adjourned at 8:52 p.m.

Respectively Submitted,  
Dale Cooney - Zoning Administrator