

AGENDA

Greenwood City Council Meeting

Wednesday, November 7, 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: 10-03-18 City Council Meeting Minutes
 - B. Approve: Sep Cash Summary Report
 - C. Approve: Sep Certificates of Deposit Report
 - D. Approve: Oct Verifieds, Check Register, Electronic Fund Transfers
 - E. Approve: Oct Payroll Register
 - F. Approve: Res 26-18, Hazard Mitigation
 - G. Approve: Res 27-18, St. Alban's Bay Lake Improvement District Assessment
 - H. Approve: Res 30-18, Designating Polling Place
- 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. Chief Meehan: Quarterly Police Update
 - B. Ken Potts: Annual Prosecution Update
 - C. Planning Commission Applicant: Kelsey Nelson, Res 31-18 Appointments & Assignments
 - D. Announcement: Election Canvassing Meeting, 5pm on 11-13-18, Deephaven Council Chambers
- 7:30pm 5. PUBLIC HEARINGS
- A. None
- 7:30pm 6. ACTION RELATED TO PUBLIC HEARINGS
- A. None
- 7:30pm 7. PLANNING, ZONING & SUBDIVISION ITEMS
- A. Consider: Res 28-18, Variance Findings, Mark & Sandy Setterholm, 5250 Meadville Street
 - B. Consider: Res 29-18, CUP Findings, Kyle Hunt & Partners, 5135 & 5115 Weeks Road
 - C. 1st Reading: Ord 282, Amending Section 1140.19, Grading
 - D. Review: Revisions to the 2040 Comprehensive Plan
- 8:10pm 8. UNFINISHED BUSINESS
- A. None
- 8:10pm 9. NEW BUSINESS
- A. None
- 8:10pm 10. OTHER BUSINESS
- A. None
- 8:10pm 11. COUNCIL REPORTS
- A. Conrad: Planning Commission
 - B. Cook: LMCD, SABLID, Public Works Committee
 - C. Fletcher: LMCC, Fire, Administrative Committee, League of Minnesota Cities Committee
 - D. Kind: Police, Administrative Committee, Mayors' Meetings, Website
 - E. Quam: Minnetonka Community Education, Public Works Committee
- 8:30pm 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 Meeting

Wednesday, October 3, 2019

20225 Cottagewood Road, Deephaven, MN 55331



1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the meeting to order at 7:00pm.

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

Members Absent: Councilmembers Bob Quam, Bill Cook

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

Motion by Kind to approve the agenda with the change to add Sheriff Stanek's presentation as item 4AA. Second by Conrad. Motion passed 3-0.

2. CONSENT AGENDA

A. Approve: 09-05-18 City Council Worksession Minutes

B. Approve: 09-05-18 City Council Meeting Minutes

C. Approve: Aug Cash Summary Report

D. Approve: Aug Certificates of Deposit Report

E. Approve: Sep Verifieds, Check Register, Electronic Fund Transfers

F. Approve: Sep Payroll Register

G. Approve: 2019 Liquor License

2G consent agenda motion by Kind that the council approves the 2019 On Sale and Sunday Liquor License for Mayette Enterprises, LLC. Second by Fletcher. Motion passed 3-0.

Motion by Kind to approve the consent agenda items A-G. Second by Fletcher. Motion passed 3-0.

3. MATTERS FROM THE FLOOR

Luba Parsons, 4945 Sleepy Hollow Road, stated that (1) the city culvert near her property is not working anymore and that the grate at the end of the culvert is blocked and creating a mess, (2) her neighbor's driveway has a culvert that directs water to her property.

David Steingas, 21500 Fairview Street, stated that he believes the recently installed curb at the corner of Minnetonka Blvd and Sleepy Hollow Road has dramatically increased the problem for the Parsons' property.

Judy Gregg, 21280 Minnetonka Blvd, stated that her property has experienced water problems caused by new construction.

Council and staff response: The city engineer will contact public works to clean out the culvert and grate area. The council will consider including a stormwater project for Sleepy Hollow Road area in 2019.

4. PRESENTATIONS, REPORTS, GUESTS, AND ANNOUNCEMENTS

AA. Sheriff Stanek, Hennepin County Sheriff's Office Update

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

A. City Engineer Dave Martini: 2018 Projects, 2040 Comp Plan Surface Water Management Plan

Motion by Kind that the city council approves the \$54,655 bid from Valley Paving and authorizes up to \$60,000 from the Road Fund to be spent on the a mill and overlay and related work on Minnetonka Blvd between the St. Albans Bay Bridge and Meadville Street. Second by Conrad. Motion passed 2-1 with Fletcher voting nay.

Motion by Fletcher that the city council directs the zoning administrator to follow up to make sure rules regarding grease traps are being followed and report back to Councilman Fletcher. Second by Conrad. Motion passed 3-0.

David Steingas, 21500 Fairview Street, stated that Hennepin County requires inspections from the Health Department.

- B. Announcement: League of Women Voters' Candidate Meet & Greet, 10-16-18, 5-8pm, Southshore Community Center, 5735 Country Club Rd, Shorewood, MN 55331

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

5. PUBLIC HEARINGS

- A. Public Hearing: Delinquent Sewer, Stormwater, and Recycling Charges

Motion by Fletcher that the city council opens the public hearing regarding delinquent sewer, stormwater, and recycling charges. Second by Conrad. Motion passed 3-0.

No one spoke during the public hearing.

Motion by Conrad that the city council opens the public hearing regarding delinquent sewer, stormwater, and recycling charges. Second by Fletcher. Motion passed 3-0.

6. ACTION RELATED TO PUBLIC HEARINGS

- A. Consider: Res 25-18, Delinquent Accounts

Motion by Fletcher that the city council approves resolution 25-18 and the assessment roll presented at the council meeting for delinquent sewer, stormwater, and recycling charges. Second by Conrad. Motion passed 3-0.

7. PLANNING & ZONING ITEMS

- A. Consider: Res 26-18, Variance Findings of Fact, Marcia & Jeffrey Fetters, 21200 Minnetonka Blvd

Jeffrey Fetters, 5100 Meadville Street (applicant) and owner of the property at 21200 Minnetonka Blvd, stated (1) the property has only 9% hardcover, (2) the property is on a hill and that water has always gone down the hill and pooled at the bottom, (3) the majority of the water comes through his neighbor's property and under the corner of the fence, (4) he does not believe it is his responsibility to mitigate all of the water that comes on to his property, (5) he does not want to have a deep, unsafe raingarden in the front yard, (6) he believes that his newly installed mitigation strategies are working. Mr. Fetters also distributed photos.

Tom Bren, Independence, MN (builder), stated (1) that properties that are well below the allowed hardcover should not have to add stormwater mitigation to their plans, (2) that he would like the city council to consider amending the ordinance.

George Loomis, 4920 Woods Court, stated (1) that the applicant has shown no hardship to grant them a pass to not abide by the city's stormwater rules, (2) that he is skeptical of whether it is possible for an engineer to determine before and after runoff conditions, now that the original smaller home has been removed.

David Steingas, 21500 Fairview Street, stated that he supports the variance request because the small size of the original house and lack of a previous driveway is a hardship.

Motion by Fletcher that the city council directs city staff to exercise the city's option to take 60 additional days to process the variance application of Marcia and Jeffrey Fetters, 21200 Minnetonka Boulevard, by mailing written notice and placing an Affidavit of Mailing in the property file. The written notice shall state the reason for the extension is because the applicants request that we hold off and give them a bit more time to look at engineering and review their plans. Second by Conrad. Motion passed 3-0.

- B. 2nd Reading: Ord 279, Updating Chapter 11 Residential Zoning Regulations
Res 19-18, Summary of Ord 279 for Publication

Motion by Fletcher that the city council (1) approves the 2nd reading of ordinance 279 amending zoning code chapter 11 to simplify residential zoning regulations dated 09-23-18 as written; (2) approves resolution 19-18 a summary of ordinance 279 for publication; and (3) directs the ordinance be submitted to the Sun-Sailor for publication. Second by Conrad. Motion passed 3-0.

- C. 1st Reading: Ord 281, Amending Section 1140.17, Stormwater Management

Motion by Fletcher that the city council (1) approves the first reading of ordinance 281 amending the city's zoning code section 1140.17 regarding stormwater management as written; (2) waives the second reading; and (3) directs staff to submit ordinance 281 to the Sun-Sailor for publication. Second by Conrad. Motion passed 3-0.

- D. 1st Reading: Ord 282, Amending Section 1140.19, Grading

David Steingas, 21500 Fairview Street, stated that he supports grading ordinance changes that mirror what Deephaven does.

Motion by Fletcher that the city council continues discussion of the grading ordinance to the November council meeting to allow for more council input. Second by Conrad. Motion passed 3-0.

8. UNFINISHED BUSINESS

A. None

9. NEW BUSINESS

A. 1st Reading: Ord 284, Amending Section 510, Fees

Motion by Fletcher that the city council (1) approves the 1st reading of ordinance 284 amending chapter 5 fees as written; (2) waives the 2nd reading; and (3) directs the ordinance be sent to the Sun-Sailor for publication. Second by Conrad. Motion passed 3-0.

10. OTHER BUSINESS

A. None

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 report since Cook was not at the meeting.

View discussion at LMCC-TV.org.

C. Fletcher: Lake Minnetonka Communications Commission, Fire, Administrative Committee, League of Minnesota Cities Committee

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

D. Kind: Police, Administrative Committee, Mayors' Meetings, Website

Motion by Fletcher that the city council authorizes Councilmembers Conrad and Cook to make changes to the no-parking signs located on Meadville Street near the Old Log Theatre. Second by Kind. Motion passed 3-0.

The consensus of the council was that the mayor should contact Three Rivers Park District to research the possibility of installing "bike calming" posts on the LRT trail at the Meadville Street crossing.

View discussion at LMCC-TV.org.

E. Quam: Minnetonka Community Education, Public Works Committee

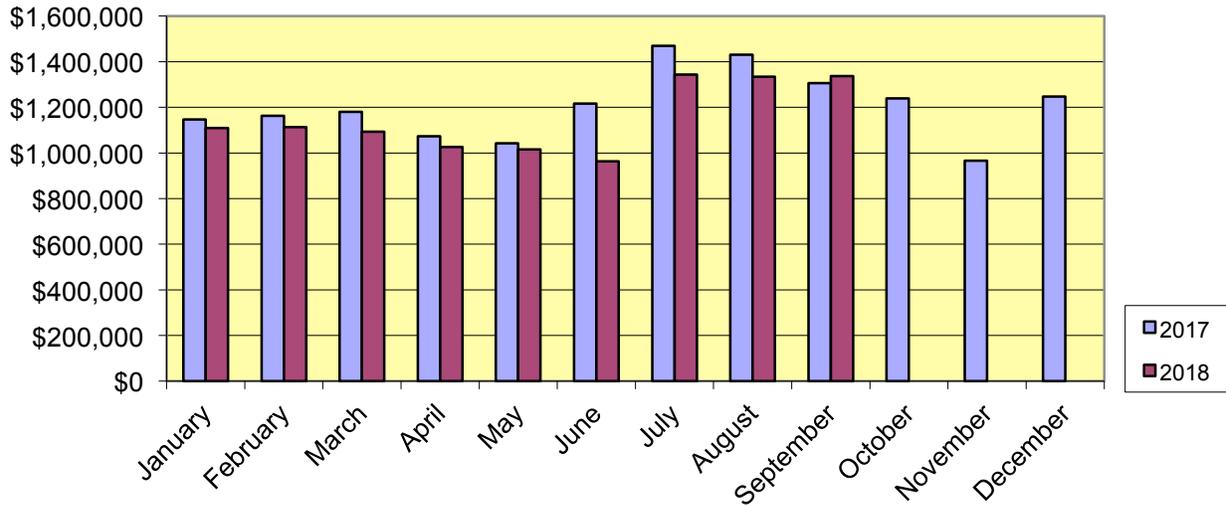
No report since Quam was not at the meeting.

12. ADJOURNMENT

Motion by Kind to adjourn the meeting at 10:45pm. Second by Conrad. Motion passed 3-0.

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 for 1 year, and on DVD at the city office (permanent archive).

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	\$963,832	-\$51,535	-\$252,656
July	\$1,469,592	\$1,343,594	\$379,762	-\$125,998
August	\$1,430,595	\$1,334,231	-\$9,363	-\$96,364
September	\$1,306,495	\$1,336,282	\$2,051	\$29,787
October	\$1,238,961		-\$1,336,282	-\$1,238,961
November	\$965,784		\$0	-\$965,784
December	\$1,247,263		\$0	-\$1,247,263

Alerus Bank Checking	\$4,641
Bridgewater Bank Checking	\$17,014
Bridgewater Bank Money Market	\$531,229
Bridgewater Bank CD's	\$783,398
	\$1,336,282

ALLOCATION BY FUND

General Fund	\$525,210
Special Project Fund	\$28,046
General Fund Designated for Parks	\$14,580
Bridge Capital Project Fund	\$171,304
Road Improvement Fund	\$104,413
Stormwater Fund	\$24,532
Sewer Enterprise Fund	\$369,740
Marina Enterprise Fund	\$98,507
	\$1,336,282

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
BOLTON & MENK, INC.					
51	BOLTON & MENK, INC.	0222283	2018 DEVELOPMENT REVIEW	08/31/2018	303.00
		0222284	2018 MISC ENGINEERING	08/31/2018	794.00
			2018 MISC ENGINEERING		246.00
			2018 MISC ENGINEERING		122.00
		0222285	2018 SEWER IMPROVEMENTS	08/31/2018	6,001.00
		0222287	2018 STREET IMPROVEMENTS	08/31/2018	2,616.00
		0222288	2018 SWMP UPDATE	08/31/2018	450.00
	Total BOLTON & MENK, INC.				<u>10,532.00</u>
CATALYST GRAPHICS INC					
762	CATALYST GRAPHICS INC	21915	CITY NEWSLETTER	09/19/2018	99.00
	Total CATALYST GRAPHICS INC				<u>99.00</u>
CITY OF DEEPHAVEN					
9	CITY OF DEEPHAVEN	OCT 2018	Clerk Services ZONING	10/01/2018	3,054.24 488.25
	Total CITY OF DEEPHAVEN				<u>3,542.49</u>
CITY OF EXCELSIOR					
594	CITY OF EXCELSIOR	00201825	2018 WASTE WATER FEES	09/07/2018	14,449.88
	Total CITY OF EXCELSIOR				<u>14,449.88</u>
DIVE GUYS					
889	DIVE GUYS	4307	AQUATIC WEED REMOVAL	09/03/2018	1,500.00
	Total DIVE GUYS				<u>1,500.00</u>
ECM PUBLISHERS INC					
822	ECM PUBLISHERS INC	631824	LEGAL NOTICE	09/13/2018	47.60
		633480	LEGAL NOTICE	09/20/2018	130.90
	Total ECM PUBLISHERS INC				<u>178.50</u>
EXCELSIOR FIRE DISTRICT					
52	EXCELSIOR FIRE DISTRICT	QTR 4 2018	4th Qtr. Buildings 4th Qtr. Operations	10/03/2018	15,351.31 19,982.48
	Total EXCELSIOR FIRE DISTRICT				<u>35,333.79</u>
FINANCE & COMMERCE INC					
819	FINANCE & COMMERCE INC	743961675	PLANNING COMM PUBLIC HEARING	09/27/2018	25.10
		743961678	PLANNING COMM PUBLIC HEARING	09/27/2018	30.59
	Total FINANCE & COMMERCE INC				<u>55.69</u>
GMH ASPHALT CORPORATION					
790	GMH ASPHALT CORPORATION	09 25 18	PAY REQ # - ST IMPROVE PROJECT	09/25/2018	47,754.97
	Total GMH ASPHALT CORPORATION				<u>47,754.97</u>
GOPHER STATE ONE CALL					
68	GOPHER STATE ONE CALL	8090420	Gopher State calls	09/30/2018	41.85

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
	Total GOPHER STATE ONE CALL				41.85
HENNEPIN COUNTY TREASURER					
601	HENNEPIN COUNTY TREASURE	1000115763	2ND 1/2 2018 ASSMTS	09/13/2018	9,500.00
	Total HENNEPIN COUNTY TREASURER				9,500.00
KELLY LAW OFFICES					
3	KELLY LAW OFFICES	X646	GENERAL LEGAL	09/26/2018	712.50
	Total KELLY LAW OFFICES				712.50
KENNETH N. POTTS, P.A.					
886	KENNETH N. POTTS, P.A.	10 01 18	PROSECUTION SVCS	10/01/2018	400.00
	Total KENNETH N. POTTS, P.A.				400.00
LAKE MTKA CONSERVATION DISTRIC					
99	LAKE MTKA CONSERVATION DI	09 20 18	4th Qtr. LMCD Levy	09/20/2018	1,704.00
	Total LAKE MTKA CONSERVATION DISTRIC				1,704.00
METRO COUNCIL ENVIRO SERVICES					
105	METRO COUNCIL ENVIRO SERV	0001086982	Monthly wastewater Charge	09/05/2018	2,256.07
		0001087893	Monthly wastewater Charge	10/03/2018	2,256.07
	Total METRO COUNCIL ENVIRO SERVICES				4,512.14
REPUBLIC SERVICES #894					
893	REPUBLIC SERVICES #894	0894-004719871	RECYCLING SVCS	09/15/2018	5,692.59
	Total REPUBLIC SERVICES #894				5,692.59
SO LAKE MINNETONKA POLICE DEPT					
38	SO LAKE MINNETONKA POLICE	OCT 2018	2018 OPERATING BUDGET	10/01/2018	15,933.41
		OCT 2018	DEBT SERVICE	10/01/2018	11,507.50
	Total SO LAKE MINNETONKA POLICE DEPT				27,440.91
XCEL ENERGY					
145	XCEL ENERGY	09 04 18	Street Lights *	09/04/2018	396.33
			Sleepy Hollow Road *		8.32
			SIREN		3.92
			4925 MEADVILLE STREET *		8.27
			LIFT STATION #1		43.33
			LIFT STATION #2		50.55
			LIFT STATION #3		26.80
			LIFT STATION #4		37.66
			LIFT STATION #6		75.14
	Total XCEL ENERGY				650.32

Total Paid:	164,100.63
Total Unpaid:	<u>-</u>
Grand Total:	<u><u>164,100.63</u></u>

Check Issue Date(s): 10/01/2018 - 10/31/2018

Per	Date	Check No	Vendor No	Payee	Check GL Acct	Amount
10/18	10/03/2018	11120	51	BOLTON & MENK, INC.	502-20100	10,532.00
10/18	10/03/2018	11121	762	CATALYST GRAPHICS INC	101-20100	99.00
10/18	10/03/2018	11122	9	CITY OF DEEPHAVEN	101-20100	3,542.49
10/18	10/03/2018	11123	594	CITY OF EXCELSIOR	602-20100	14,449.88
10/18	10/03/2018	11124	889	DIVE GUYS	605-20100	1,500.00
10/18	10/03/2018	11125	822	ECM PUBLISHERS INC	101-20100	178.50
10/18	10/03/2018	11126	52	EXCELSIOR FIRE DISTRICT	101-20100	35,333.79
10/18	10/03/2018	11127	819	FINANCE & COMMERCE INC	101-20100	55.69
10/18	10/03/2018	11128	790	GMH ASPHALT CORPORATION	404-20100	47,754.97
10/18	10/03/2018	11129	68	GOPHER STATE ONE CALL	602-20100	41.85
10/18	10/03/2018	11130	601	HENNEPIN COUNTY TREASURER	101-20100	9,500.00
10/18	10/03/2018	11131	3	KELLY LAW OFFICES	101-20100	712.50
10/18	10/03/2018	11132	886	KENNETH N. POTTS, P.A.	101-20100	400.00
10/18	10/03/2018	11133	99	LAKE MTKA CONSERVATION DISTRIC	101-20100	1,704.00
10/18	10/03/2018	11134	891	LEAGUE OF MINNESOTA CITIES	101-20100	30.00
10/18	10/03/2018	11135	26	LEAGUE OF MN CITIES	101-20100	895.00
10/18	10/03/2018	11136	105	METRO COUNCIL ENVIRO SERVICES	602-20100	4,512.14
10/18	10/03/2018	11137	893	REPUBLIC SERVICES #894	101-20100	5,692.59
10/18	10/03/2018	11138	38	SO LAKE MINNETONKA POLICE DEPT	101-20100	27,440.91
10/18	10/03/2018	11139	145	XCEL ENERGY	101-20100	650.32
Totals:						<u>165,025.63</u>

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Pay Per Date	Jrnl	Check Date	Check Number	Payee	Emp No	Description	GL Account	Amount
11/01/18	PC	11/01/18	11011801	CONRAD, KRISTI	39		001-10100	279.54
11/01/18	PC	11/01/18	11011802	COOK, WILLIAM B.	37		001-10100	279.54
11/01/18	PC	11/01/18	11011803	Fletcher, Thomas M	33		001-10100	179.54
11/01/18	PC	11/01/18	11011804	Kind, Debra J.	34		001-10100	419.32
11/01/18	PC	11/01/18	11011805	Quam, Robert	32		001-10100	279.54
Grand Totals:								<u>1,437.48</u>

GREENWOOD CERTIFICATES OF DEPOSIT

Report Date: 9/30/18

Acct #	Bank	Date	Term	Maturity	Rate	Amount
x237	Bridgewater Bank	05/08/18	6 Month	11/08/18	1.24%	\$ 130,406.31
x238	Bridgewater Bank	05/08/18	10 Month	03/08/19	1.49%	\$ 130,488.23
x239	Bridgewater Bank	05/08/18	12 Month	05/08/19	1.74%	\$ 130,570.15
x240	Bridgewater Bank	05/08/18	16 Month	09/08/19	1.74%	\$ 130,570.15
x241	Bridgewater Bank	05/08/18	18 Month	11/08/19	2.08%	\$ 130,681.56
x242	Bridgewater Bank	05/08/18	22 Month	03/08/20	2.08%	\$ 130,681.56
TOTAL						\$ 783,397.96

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.



South Lake Minnetonka Police Department

TO: Deb Kind, Mayor of Greenwood
Greenwood City Council
Dana Young, Greenwood City Administrator

FROM: Chief Mike Meehan

DATE: October 3rd, 2018

RE: **City Council Agenda Item**
2018 Hennepin County Hazard mitigation Plan

Purpose: To approve and adopt the 2018 Hennepin county Hazard Mitigation Plan.

Background: The Federal Emergency Management Agency determined in the Mitigation Act of 2000 that each city must have a hazard mitigation plan. If a jurisdiction does not have a hazard mitigation plan, disaster funds may be limited. The city has worked with our neighboring agencies and communities to assist Hennepin County with an updated Hazard Mitigation Plan (more than 800 pages). The City of Greenwood last adopted the plan in January of 2011.

Each city/township must adopt the Hennepin County Hazard Mitigation Plan as part of its own emergency operations plan.

Staff Recommendation: Adopt the 2018 Hennepin County Hazard Mitigation Plan.

Council action requested: Approval of the resolution to adopt the 2018 Hennepin County Hazard Mitigation Plan.

Exhibits:

Exhibit A: Hennepin County Hazard Mitigation Plan for the City of Greenwood is available on CD through the South Lake Minnetonka Police Department.



City of Greenwood Resolution 26-18

A RESOLUTION ADOPTING THE HENNEPIN COUNTY ALL-HAZARD MITIGATION PLAN

WHEREAS, the city of Greenwood has participated in the hazard mitigation planning process as established under the Disaster Mitigation Act of 2000, and

WHEREAS, the Act establishes a framework for the development of a multi-jurisdictional County Hazard Mitigation Plan; and

WHEREAS, the Act as part of the planning process requires public involvement and local coordination among neighboring local units of government and businesses; and

WHEREAS, the Hennepin County Plan includes a risk assessment including past hazards, hazards that threaten the County, an estimate of structures at risk, a general description of land uses and development trends; and

WHEREAS, the Hennepin County Plan includes a mitigation strategy including goals and objectives and an action plan identifying specific mitigation projects and costs; and

WHEREAS, the Hennepin County Plan includes a maintenance or implementation process including plan updates, integration of the plan into other planning documents and how Hennepin County will maintain public participation and coordination; and

WHEREAS, the Plan has been shared with the Minnesota Division of Homeland Security and Emergency Management and the Federal Emergency Management Agency for review and comment; and

WHEREAS, the Hennepin County All-Hazard Mitigation Plan will make the county and participating jurisdictions eligible to receive FEMA hazard mitigation assistance grants; and

WHEREAS, this is a multi-jurisdictional Plan and cities that participated in the planning process may choose to also adopt the County Plan.

NOW THEREFORE BE IT RESOLVED that the city of Greenwood, Minnesota supports the hazard mitigation planning effort and hereby adopts the Hennepin County All-Hazard Mitigation Plan.

ADOPTED by the city council of Greenwood, Minnesota this 7th day of November, 2018.

__ AYES __ NAYS

CITY OF GREENWOOD

By: _____

Debra J. Kind, Mayor

Attest: _____

Dana H. Young, City Clerk



Agenda Number: 2G

Agenda Date: 11-07-18

Prepared by Deb Kind

Agenda Item: St. Alban's Bay Improvement District 2019 Tax Levy, Budget, and Assessment Roll (Resolution 27-18)

Summary: At the annual meeting on 09-25-18, the St. Alban's Bay Lake Improvement District board and district property owners present at the meeting approved the 2019 budget and tax levy. Per the Joint Cooperation Agreement, the cities of Excelsior and Greenwood are required to approve the budget and levy. The JCA allows either Excelsior or Greenwood to reduce the levy by up to 25%.

The county also requires the city to approve the assessment roll for certification to the county. Copies of the assessment roll and the resolution authorizing certification are attached.

Council Action: Required. Consent agenda motion ...

I move that the Greenwood city council (1) accepts the St. Alban's Bay Lake Improvement District (SABLID) board and property owner's recommendation and approves the 2019 budget and levy as presented; (2) approves the levy amounts as presented; (3) approves resolution 27-18 which includes the assessment roll and authorization for the city clerk to certify the assessment roll to the county; and (4) directs the city clerk to email a copy of this motion and a copy of resolution 27-18 to the SABLID secretary.

ST ALBANS BAY LAKE IMPROVEMENT DISTRICT (SAB-LID) FINANCIAL HISTOR

	2010	2011	2012	2013	2014	2015
SOURCE OF FUNDS						
CARRYOVER		\$ 2,326	\$ 15,991	\$ 29,031	\$ 25,133	\$ 35,106
Tax Receipts		\$ -	\$ -	\$ -	\$ -	\$ -
Contributions	\$ 2,326	\$ 66,694	\$ 17,147	\$ 26,414	\$ 12,650	\$ 16,293
DNR Grant		\$ 8,250	\$ -	\$ 3,724	\$ -	
Cities		\$ 2,500	\$ 2,000	\$ 7,500	\$ 2,500	\$ 5,000
Total Funds	\$ 2,326	\$ 79,770	\$ 35,138	\$ 66,669	\$ 40,283	\$ 56,399
EXPENSES						
LMA Management		\$ 5,606	\$ 5,627	\$ 5,124	\$ 2,077	\$ 1,100
Refunds			\$ 425	\$ -	\$ -	\$ -
Greenwood/Postage					\$ 3,100	\$ -
PLM	Delineation					
	CLP Treatment					
	EWM Treatment					
	Pt Intercept					\$ 2,552
	Total Treatment	\$ 58,167		\$ 36,412		\$ 32,564
League of MN Cities Policy						
Office Expenses			\$ 55			\$ 338
Total Expenses		\$ 63,773	\$ 6,107	\$ 41,536	\$ 5,177	\$ 36,554
NET CARRYOVER		\$ 15,997	\$ 29,031	\$ 25,133	\$ 35,106	\$ 19,845
					Deposit 4/28/16 from LM.	
					\$19,273,39	
					Deposit 5/26/16	
					\$ 5,000	Greenwoo

Y			9/25/2018	WDS	
	2016	2017	2018 YTD	BUDGET 2018	BUDGET 2019
	\$ 19,273	\$ 23,655	\$ 23,446	\$ 23,446	\$ 36,124
	\$ 12,094	\$ 34,626	\$ 17,721	\$ 23,400	\$ 23,400
	\$ -	\$ -	\$ 29		
	\$ -	\$ -	\$ -		
	\$ 5,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
	\$ 36,367	\$ 60,781	\$ 43,696	\$ 49,346	\$ 62,024
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -				
	\$ -				
	\$ 2,410	\$ 2,500	\$ 2,400	\$ 2,500	\$ 2,500
	\$ 7,653	\$ 14,891	\$ 1,789	\$ 20,300	\$ 4,000
	\$ -	\$ 16,516	\$ -	\$ 8,500	\$ 16,000
	\$ 2,390	\$ 2,390	\$ 2,390	\$ 2,390	\$ 2,390
	\$ 12,453	\$ 36,297	\$ 6,579	\$ 33,690	\$ 2,390
	\$ -	\$ 1,000	\$ 993	\$ 1,000	\$ 1,000
	\$ 259	\$ 38	\$ -	\$ 100	\$ 100
	\$ 12,712	\$ 37,335	\$ 7,572	\$ 34,790	\$ 25,990
	\$ 23,655	\$ 23,446	\$ 36,124	\$ 14,556	\$ 36,034
A Funds:					
d					

	A	B	C	D	E	F	G	H
1	PID	HouseNo	Street	City	St	Zip	Proj Rev	CLASSIFICATION
2	2611723340055	21750	BYRON CIR	Greenwood	MN	55331	220	3
3	2611723340056	21800	BYRON CIR	Greenwood	MN	55331	220	3
4	2611723340012	21825	BYRON CIR	Greenwood	MN	55331	220	3
5	2611723340057	21830	BYRON CIR	Greenwood	MN	55331	150	4
6	2611723340016	21845	BYRON CIR	Greenwood	MN	55331	150	4
7	2611723340017	21860	BYRON CIR	Greenwood	MN	55331	150	4
8	2611723340031	21885	BYRON CIR	Greenwood	MN	55331	150	4
9	2611723340030	21895	BYRON CIR	Greenwood	MN	55331	150	4
10	2611723340006	21925	BYRON CIR	Greenwood	MN	55331	150	4
11	2611723440070	20840	CHANNEL DR	Greenwood	MN	55331	75	2
12	2611723440023	20845	CHANNEL DR	Greenwood	MN	55331	75	2
13	2611723440022	20885	CHANNEL DR	Greenwood	MN	55331	75	2
14	2611723440002	20890	CHANNEL DR	Greenwood	MN	55331	75	2
15	2611723440060	20895	CHANNEL DR	Greenwood	MN	55331	75	2
16	2611723440047	20896	CHANNEL DR	Greenwood	MN	55331	75	2
17	2611723440025	20965	CHANNEL DR	Greenwood	MN	55331	220	3
18	2611723440036	20980	CHANNEL DR	Greenwood	MN	55331	150	4
19	2611723440037	20985	CHANNEL DR	Greenwood	MN	55331	220	3
20	2611723310016	5120	CURVE ST	Greenwood	MN	55331	150	4
21	2611723310017	5130	CURVE ST	Greenwood	MN	55331	150	4
22	2611723310037	5140	CURVE ST	Greenwood	MN	55331	150	4
23	2611723420042	5145	CURVE ST	Greenwood	MN	55331	150	4
24	2611723420043	5155	CURVE ST	Greenwood	MN	55331	220	3
25	3511723110024	21080	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
26	3511723110058	21100	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
27	3511723110059	21120	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
28	3511723110023	21150	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
29	3511723110022	21170	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
30	3511723110021	21190	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
31	3511723120003	21210	EXCELSIOR BLVD	Greenwood	MN	55331	220	3
32	3511723120004	21230	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
33	3511723120005	21250	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
34	3511723120006	21270	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
35	3511723120007	21290	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
36	3511723120008	21320	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
37	3511723120009	21350	EXCELSIOR BLVD	Greenwood	MN	55331	220	3
38	3511723120035	21380	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
39	3511723120036	21420	EXCELSIOR BLVD	Greenwood	MN	55331	150	4

	A	B	C	D	E	F	G	H
40	3511723120033	21450	EXCELSIOR BLVD	Greenwood	MN	55331	150	4
41	3511723120034	21470	EXCELSIOR BLVD	Greenwood	MN	55331	220	3
42	3511723120013	21500	EXCELSIOR BLVD	Greenwood	MN	55331	75	2
43	3511723120032	21550	EXCELSIOR BLVD	Greenwood	MN	55331	75	2
44	2611723420053	5085	GREENWOOD CIR	Greenwood	MN	55331	220	3
45	2611723420002	5105	GREENWOOD CIR	Greenwood	MN	55331	150	4
46	2611723420076	5115	GREENWOOD CIR	Greenwood	MN	55331	150	4
47	2611723420034	5125	GREENWOOD CIR	Greenwood	MN	55331	150	4
48	2611723420035	5135	GREENWOOD CIR	Greenwood	MN	55331	150	4
49	2611723420036	5145	GREENWOOD CIR	Greenwood	MN	55331	150	4
50	2611723420037	5155	GREENWOOD CIR	Greenwood	MN	55331	150	4
51	2611723420038	5165	GREENWOOD CIR	Greenwood	MN	55331	150	4
52	2611723420039	5175	GREENWOOD CIR	Greenwood	MN	55331	220	3
53	2611723420040	5185	GREENWOOD CIR	Greenwood	MN	55331	150	4
54	2611723420041	5195	GREENWOOD CIR	Greenwood	MN	55331	150	4
55	2611723420045	5040	KINGS COURT	Greenwood	MN	55331	75	2
56	2611723420047	5050	KINGS COURT	Greenwood	MN	55331	75	2
57	3511723210025	6	MACLYNN RD	Greenwood	MN	55331	220	3
58	3511723120031	8	MACLYNN RD	Greenwood	MN	55331	220	3
59	3511723120030	10	MACLYNN RD	Greenwood	MN	55331	220	3
60	3511723120026	12	MACLYNN RD	Greenwood	MN	55331	220	3
61	3511723120025	14	MACLYNN RD	Greenwood	MN	55331	220	3
62	2611723410055	5110	MANOR RD	Greenwood	MN	55331	150	4
63	2611723440024	5330	MANOR RD	Greenwood	MN	55331	75	2
64	2611723440021	5350	MANOR RD	Greenwood	MN	55331	75	2
65	2611723440020	5370	MANOR RD	Greenwood	MN	55331	75	2
66	2611723440046	5470	MANOR RD	Greenwood	MN	55331	75	2
67	2611723440066	5490	MANOR RD	Greenwood	MN	55331	75	2
68	2611723440058	5475	MAPLE HEIGHTS RD	Greenwood	MN	55331	150	4
69	2611723440053	5470	MAPLE HEIGHTS RD	Greenwood	MN	55331	150	4
70	2611723440007	5480	MAPLE HEIGHTS RD	Greenwood	MN	55331	220	3
71	3511723110089	5490	MAPLE HEIGHTS RD	Greenwood	MN	55331	150	4
72	3511723110090	5500	MAPLE HEIGHTS RD	Greenwood	MN	55331	150	4
73	3511723110061	5510	MAPLE HEIGHTS RD	Greenwood	MN	55331	150	4
74	3511723110028	5520	MAPLE HEIGHTS RD	Greenwood	MN	55331	150	4
75	3511723110029	5530	MAPLE HEIGHTS RD	Greenwood	MN	55331	150	4
76	3511723110093	5540	MAPLE HEIGHTS RD	Greenwood	MN	55331	220	3
77	3511723110092	5560	MAPLE HEIGHTS RD	Greenwood	MN	55331	220	3
78	3511723120001	5570	MAPLE HEIGHTS RD	Greenwood	MN	55331	220	3

	A	B	C	D	E	F	G	H
79	3511723110096	5580	MAPLE HEIGHTS RD	Greenwood	MN	55331	150	4
80	3511723110037	5600	MAPLE HEIGHTS RD	Greenwood	MN	55331	150	4
81	2611723340022	21793	MINNETONKA BLVD	Greenwood	MN	55331	220	3
82	2611723340026	21795	MINNETONKA BLVD	Greenwood	MN	55331	150	4
83	2611723340013	21945	MINNETONKA BLVD	Greenwood	MN	55331	1200	0
84	2611723340034	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
85	2611723340035	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
86	2611723340036	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
87	2611723340037	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
88	2611723340038	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
89	2611723340039	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
90	2611723340040	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
91	2611723340041	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
92	2611723340042	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
93	2611723340043	21955	MINNETONKA BLVD	Greenwood	MN	55331	100	1
94	2611723340045	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
95	2611723340046	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
96	2611723340047	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
97	2611723340048	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
98	2611723340049	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
99	2611723340050	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
100	2611723340051	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
101	2611723340052	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
102	2611723340053	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
103	2611723340054	21957	MINNETONKA BLVD	Greenwood	MN	55331	100	1
104	2611723340008	21965	MINNETONKA BLVD	Greenwood	MN	55331	400	0
105	2611723440065	20915	OAK LA	Greenwood	MN	55331	75	2
106	2611723440061	20920	OAK LA	Greenwood	MN	55331	75	2
107	2611723440064	20925	OAK LA	Greenwood	MN	55331	75	2
108	2611723440059	20940	OAK LA	Greenwood	MN	55331	75	2
109	2611723440003	20960	OAK LA	Greenwood	MN	55331	150	4
110	2611723440063	21035	OAK LA	Greenwood	MN	55331	75	2
111	2611723440062	21045	OAK LA	Greenwood	MN	55331	75	2
112	2611723440048	21050	OAK LA	Greenwood	MN	55331	220	3
113	2611723440051	21020	OAK LA S	Greenwood	MN	55331	220	3
114	2611723420049	5160	QUEENS CIR	Greenwood	MN	55331	75	2
115	2611723420050	5165	QUEENS CIR	Greenwood	MN	55331	75	2
116	2611723420052	5175	QUEENS CIR	Greenwood	MN	55331	150	4
117	2611723410048	4940	ST ALBANS BAY RD	Greenwood	MN	55331	150	4

	A	B	C	D	E	F	G	H
118	2611723410049	4950	ST ALBANS BAY RD	Greenwood	MN	55331	150	4
119	2611723410005	5120	ST ALBANS BAY RD	Greenwood	MN	55331	150	4
120	2611723410004	5140	ST ALBANS BAY RD	Greenwood	MN	55331	150	4
121	2611723410001	5180	ST ALBANS BAY RD	Greenwood	MN	55331	150	4
122	2611723410003	5190	ST ALBANS BAY RD	Greenwood	MN	55331	150	4
123	2611723440044	20860	ST ALBANS GREEN	Greenwood	MN	55331	75	2
124	2611723440042	20870	ST ALBANS GREEN	Greenwood	MN	55331	150	4
125	2611723440041	20880	ST ALBANS GREEN	Greenwood	MN	55331	150	4
126	2611723440040	20890	ST ALBANS GREEN	Greenwood	MN	55331	220	3
127	2611723440039	20900	ST ALBANS GREEN	Greenwood	MN	55331	150	4
128	2611723410058	5105	WEEKS RD	Greenwood	MN	55331	150	4
129	2611723410036	5115	WEEKS RD	Greenwood	MN	55331	150	4
130	2611723410010	5125	WEEKS RD	Greenwood	MN	55331	220	3
131	2611723410029	5135	WEEKS RD	Greenwood	MN	55331	220	3
132	2611723410028	5145	WEEKS RD	Greenwood	MN	55331	220	3
133	2611723410009	5155	WEEKS RD	Greenwood	MN	55331	220	3
134	2611723310011	5110	WEST ST	Greenwood	MN	55331	220	3
135	2611723310012	5120	WEST ST	Greenwood	MN	55331	150	4
136	2611723310013	5125	WEST ST	Greenwood	MN	55331	150	4
137	2611723310014	5135	WEST ST	Greenwood	MN	55331	150	4
138								0 = MARINA
139								1 = CONDO
140								2 = ASSOCIATION
141								3 = LAKESHORE C
142								4 = LAKESHORE S

	A	B	C	D	E	F	G	H
1	Munic Code 19	Special Assessment Certification Rolls						
2		City of Greenwood						
3		20225 Cottagewood Road Deephaven, MN. 55331				St. Alban Bay Lake Improvement District		
4								Levy # 19824
5	Levy No.	PID No.	House #	Street	Unit #	Total Principal	Amortized Installment	Misc.
6	19824	2611723340055	21750	BYRON CIR		220.00	0	0
7	19824	2611723340056	21800	BYRON CIR		220.00	0	0
8	19824	2611723340012	21825	BYRON CIR		220.00	0	0
9	19824	2611723340057	21830	BYRON CIR		150.00	0	0
10	19824	2611723340016	21845	BYRON CIR		150.00	0	0
11	19824	2611723340017	21860	BYRON CIR		150.00	0	0
12	19824	2611723340031	21885	BYRON CIR		150.00	0	0
13	19824	2611723340030	21895	BYRON CIR		150.00	0	0
14	19824	2611723340006	21925	BYRON CIR		150.00	0	0
15	19824	2611723440070	20840	CHANNEL DR		75.00	0	0
16	19824	2611723440023	20845	CHANNEL DR		75.00	0	0
17	19824	2611723440022	20885	CHANNEL DR		75.00	0	0
18	19824	2611723440002	20890	CHANNEL DR		75.00	0	0
19	19824	2611723440060	20895	CHANNEL DR		75.00	0	0
20	19824	2611723440047	20896	CHANNEL DR		75.00	0	0
21	19824	2611723440025	20965	CHANNEL DR		220.00	0	0
22	19824	2611723440036	20980	CHANNEL DR		150.00	0	0
23	19824	2611723440037	20985	CHANNEL DR		220.00	0	0
24	19824	2611723310016	5120	CURVE ST		150.00	0	0
25	19824	2611723310017	5130	CURVE ST		150.00	0	0
26	19824	2611723310037	5140	CURVE ST		150.00	0	0
27	19824	2611723420042	5145	CURVE ST		150.00	0	0
28	19824	2611723420043	5155	CURVE ST		220.00	0	0
29	19824	3511723110024	21080	EXCELSIOR BLVD		150.00	0	0
30	19824	3511723110058	21100	EXCELSIOR BLVD		150.00	0	0
31	19824	3511723110059	21120	EXCELSIOR BLVD		150.00	0	0
32	19824	3511723110023	21150	EXCELSIOR BLVD		150.00	0	0
33	19824	3511723110022	21170	EXCELSIOR BLVD		150.00	0	0
34	19824	3511723110021	21190	EXCELSIOR BLVD		150.00	0	0
35	19824	3511723120003	21210	EXCELSIOR BLVD		220.00	0	0
36	19824	3511723120004	21230	EXCELSIOR BLVD		150.00	0	0
37	19824	3511723120005	21250	EXCELSIOR BLVD		150.00	0	0
38	19824	3511723120006	21270	EXCELSIOR BLVD		150.00	0	0
39	19824	3511723120007	21290	EXCELSIOR BLVD		150.00	0	0
40	19824	3511723120008	21320	EXCELSIOR BLVD		150.00	0	0
41	19824	3511723120009	21350	EXCELSIOR BLVD		220.00	0	0

	A	B	C	D	E	F	G	H
1	Munic Code 19	Special Assessment Certification Rolls						
2		City of Greenwood						
3		20225 Cottagewood Road Deephaven, MN. 55331				St. Alban Bay Lake Improvement District		
4								Levy # 19824
5	Levy No.	PID No.	House #	Street	Unit #	Total Principal	Amortized Installment	Misc.
42	19824	3511723120035	21380	EXCELSIOR BLVD		150.00	0	0
43	19824	3511723120036	21420	EXCELSIOR BLVD		150.00	0	0
44	19824	3511723120033	21450	EXCELSIOR BLVD		150.00	0	0
45	19824	3511723120034	21470	EXCELSIOR BLVD		220.00	0	0
46	19824	3511723120013	21500	EXCELSIOR BLVD		75.00	0	0
47	19824	3511723120032	21550	EXCELSIOR BLVD		75.00	0	0
48	19824	2611723420049	5075	GREENWOOD CIR		75.00	0	0
49	19824	2611723420053	5085	GREENWOOD CIR		220.00	0	0
50	19824	2611723420002	5105	GREENWOOD CIR		150.00	0	0
51	19824	2611723420076	5115	GREENWOOD CIR		150.00	0	0
52	19824	2611723420034	5125	GREENWOOD CIR		150.00	0	0
53	19824	2611723420035	5135	GREENWOOD CIR		150.00	0	0
54	19824	2611723420036	5145	GREENWOOD CIR		150.00	0	0
55	19824	2611723420037	5155	GREENWOOD CIR		150.00	0	0
56	19824	2611723420038	5165	GREENWOOD CIR		150.00	0	0
57	19824	2611723420039	5175	GREENWOOD CIR		220.00	0	0
58	19824	2611723420040	5185	GREENWOOD CIR		150.00	0	0
59	19824	2611723420041	5195	GREENWOOD CIR		150.00	0	0
60	19824	2611723420045	5040	KINGS COURT		75.00	0	0
61	19824	2611723420047	5050	KINGS COURT		75.00	0	0
62	19824	3511723210025	6	MACLYNN RD		220.00	0	0
63	19824	3511723120031	8	MACLYNN RD		220.00	0	0
64	19824	3511723120030	10	MACLYNN RD		220.00	0	0
65	19824	3511723120026	12	MACLYNN RD		220.00	0	0
66	19824	3511723120025	14	MACLYNN RD		220.00	0	0
67	19824	2611723410055	5110	MANOR RD		150.00	0	0
68	19824	2611723440024	5330	MANOR RD		75.00	0	0
69	19824	2611723440021	5350	MANOR RD		75.00	0	0
70	19824	2611723440020	5370	MANOR RD		75.00	0	0
71	19824	2611723440046	5470	MANOR RD		75.00	0	0
72	19824	2611723440066	5490	MANOR RD		75.00	0	0
73	19824	2611723440053	5470	MAPLE HEIGHTS RD		150.00	0	0
74	19824	2611723440058	5475	MAPLE HEIGHTS RD		150.00	0	0
75	19824	2611723440007	5480	MAPLE HEIGHTS RD		220.00	0	0
76	19824	3511723110089	5490	MAPLE HEIGHTS RD		150.00	0	0
77	19824	3511723110090	5500	MAPLE HEIGHTS RD		150.00	0	0

	A	B	C	D	E	F	G	H
1	Munic Code 19	Special Assessment Certification Rolls						
2		City of Greenwood						
3		20225 Cottagewood Road Deephaven, MN. 55331				St. Alban Bay Lake Improvement District		
4								Levy # 19824
5	Levy No.	PID No.	House #	Street	Unit #	Total Principal	Amortized Installment	Misc.
78	19824	3511723110061	5510	MAPLE HEIGHTS RD		150.00	0	0
79	19824	3511723110028	5520	MAPLE HEIGHTS RD		150.00	0	0
80	19824	3511723110029	5530	MAPLE HEIGHTS RD		150.00	0	0
81	19824	3511723110093	5540	MAPLE HEIGHTS RD		220.00	0	0
82	19824	3511723110092	5560	MAPLE HEIGHTS RD		220.00	0	0
83	19824	3511723120001	5570	MAPLE HEIGHTS RD		220.00	0	0
84	19824	3511723110096	5580	MAPLE HEIGHTS RD		150.00	0	0
85	19824	3511723110037	5600	MAPLE HEIGHTS RD		150.00	0	0
86	19824	2611723340022	21793	MINNETONKA BLVD		220.00	0	0
87	19824	2611723340026	21795	MINNETONKA BLVD		150.00	0	0
88	19824	2611723340013	21945	MINNETONKA BLVD		1,200.00	0	0
89	19824	2611723340034	21955	MINNETONKA BLVD	1	100.00	0	0
90	19824	2611723340035	21955	MINNETONKA BLVD	2	100.00	0	0
91	19824	2611723340036	21955	MINNETONKA BLVD	3	100.00	0	0
92	19824	2611723340037	21955	MINNETONKA BLVD	4	100.00	0	0
93	19824	2611723340038	21955	MINNETONKA BLVD	5	100.00	0	0
94	19824	2611723340039	21955	MINNETONKA BLVD	6	100.00	0	0
95	19824	2611723340040	21955	MINNETONKA BLVD	7	100.00	0	0
96	19824	2611723340041	21955	MINNETONKA BLVD	8	100.00	0	0
97	19824	2611723340042	21955	MINNETONKA BLVD	9	100.00	0	0
98	19824	2611723340043	21955	MINNETONKA BLVD	10	100.00	0	0
99	19824	2611723340045	21957	MINNETONKA BLVD	11	100.00	0	0
100	19824	2611723340046	21957	MINNETONKA BLVD	12	100.00	0	0
101	19824	2611723340047	21957	MINNETONKA BLVD	13	100.00	0	0
102	19824	2611723340048	21957	MINNETONKA BLVD	14	100.00	0	0
103	19824	2611723340049	21957	MINNETONKA BLVD	15	100.00	0	0
104	19824	2611723340050	21957	MINNETONKA BLVD	16	100.00	0	0
105	19824	2611723340051	21957	MINNETONKA BLVD	17	100.00	0	0
106	19824	2611723340052	21957	MINNETONKA BLVD	18	100.00	0	0
107	19824	2611723340053	21957	MINNETONKA BLVD	19	100.00	0	0
108	19824	2611723340054	21957	MINNETONKA BLVD	20	100.00	0	0
109	19824	2611723340008	21965	MINNETONKA BLVD		400.00	0	0
110	19824	2611723440065	20915	OAK LA		75.00	0	0
111	19824	2611723440061	20920	OAK LA		75.00	0	0
112	19824	2611723440064	20925	OAK LA		75.00	0	0
113	19824	2611723440059	20940	OAK LA		75.00	0	0

	A	B	C	D	E	F	G	H	
1	Munic Code 19	Special Assessment Certification Rolls							
2		City of Greenwood							
3		20225 Cottagewood Road Deephaven, MN. 55331				St. Alban Bay Lake Improvement District			
4								Levy # 19824	
5	Levy No.	PID No.	House #	Street	Unit #	Total Principal	Amortized Installment	Misc.	
114	19824	2611723440003	20960	OAK LA		150.00	0	0	
115	19824	2611723440063	21035	OAK LA		75.00	0	0	
116	19824	2611723440062	21045	OAK LA		75.00	0	0	
117	19824	2611723440048	21050	OAK LA		220.00	0	0	
118	19824	2611723440051	21020	OAK LA S		220.00	0	0	
119	19824	2611723420050	5165	QUEENS CIR		75.00	0	0	
120	19824	2611723420052	5175	QUEENS CIR		150.00	0	0	
121	19824	2611723410048	4940	ST ALBANS BAY RD		150.00	0	0	
122	19824	2611723410049	4950	ST ALBANS BAY RD		150.00	0	0	
123	19824	2611723410005	5120	ST ALBANS BAY RD		150.00	0	0	
124	19824	2611723410004	5140	ST ALBANS BAY RD		150.00	0	0	
125	19824	2611723410001	5180	ST ALBANS BAY RD		150.00	0	0	
126	19824	2611723410003	5190	ST ALBANS BAY RD		150.00	0	0	
127	19824	2611723440044	20860	ST ALBANS GREEN		75.00	0	0	
128	19824	2611723440042	20870	ST ALBANS GREEN		150.00	0	0	
129	19824	2611723440041	20880	ST ALBANS GREEN		150.00	0	0	
130	19824	2611723440040	20890	ST ALBANS GREEN		220.00	0	0	
131	19824	2611723440039	20900	ST ALBANS GREEN		150.00	0	0	
132	19824	2611723410058	5105	WEEKS RD		150.00	0	0	
133	19824	2611723410036	5115	WEEKS RD		150.00	0	0	
134	19824	2611723410010	5125	WEEKS RD		220.00	0	0	
135	19824	2611723410029	5135	WEEKS RD		220.00	0	0	
136	19824	2611723410028	5145	WEEKS RD		220.00	0	0	
137	19824	2611723410009	5155	WEEKS RD		220.00	0	0	
138	19824	2611723310011	5110	WEST ST		220.00	0	0	
139	19824	2611723310012	5120	WEST ST		150.00	0	0	
140	19824	2611723310013	5125	WEST ST		150.00	0	0	
141	19824	2611723310014	5135	WEST ST		150.00	0	0	
142							20,930.00		

ST ALBANS BAY LAKE IMPROVEMENT DISTRICT (SAB-LID) FINANCIAL HISTOR

	2010	2011	2012	2013	2014	2015
SOURCE OF FUNDS						
CARRYOVER		\$ 2,326	\$ 15,991	\$ 29,031	\$ 25,133	\$ 35,106
Tax Receipts		\$ -	\$ -	\$ -	\$ -	\$ -
Contributions	\$ 2,326	\$ 66,694	\$ 17,147	\$ 26,414	\$ 12,650	\$ 16,293
DNR Grant		\$ 8,250	\$ -	\$ 3,724	\$ -	
Cities		\$ 2,500	\$ 2,000	\$ 7,500	\$ 2,500	\$ 5,000
Total Funds	\$ 2,326	\$ 79,770	\$ 35,138	\$ 66,669	\$ 40,283	\$ 56,399
EXPENSES						
LMA Management		\$ 5,606	\$ 5,627	\$ 5,124	\$ 2,077	\$ 1,100
Refunds			\$ 425	\$ -	\$ -	\$ -
Greenwood/Postage					\$ 3,100	\$ -
PLM	Delineation					
	CLP Treatment					
	EWM Treatment					
	Pt Intercept					\$ 2,552
	Total Treatment	\$ 58,167		\$ 36,412		\$ 32,564
League of MN Cities Policy						
Office Expenses			\$ 55			\$ 338
Total Expenses		\$ 63,773	\$ 6,107	\$ 41,536	\$ 5,177	\$ 36,554
NET CARRYOVER		\$ 15,997	\$ 29,031	\$ 25,133	\$ 35,106	\$ 19,845
					Deposit 4/28/16 from LM.	
					\$19,273,39	
					Deposit 5/26/16	
					\$ 5,000	Greenwo

Y			9/25/2018	WDS	
	2016	2017	2018 YTD	BUDGET 2018	BUDGET 2019
	\$ 19,273	\$ 23,655	\$ 23,446	\$ 23,446	\$ 36,124
	\$ 12,094	\$ 34,626	\$ 17,721	\$ 23,400	\$ 23,400
	\$ -	\$ -	\$ 29		
	\$ -	\$ -	\$ -		
	\$ 5,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
	\$ 36,367	\$ 60,781	\$ 43,696	\$ 49,346	\$ 62,024
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -				
	\$ -				
	\$ 2,410	\$ 2,500	\$ 2,400	\$ 2,500	\$ 2,500
	\$ 7,653	\$ 14,891	\$ 1,789	\$ 20,300	\$ 4,000
	\$ -	\$ 16,516	\$ -	\$ 8,500	\$ 16,000
	\$ 2,390	\$ 2,390	\$ 2,390	\$ 2,390	\$ 2,390
	\$ 12,453	\$ 36,297	\$ 6,579	\$ 33,690	\$ 2,390
	\$ -	\$ 1,000	\$ 993	\$ 1,000	\$ 1,000
	\$ 259	\$ 38	\$ -	\$ 100	\$ 100
	\$ 12,712	\$ 37,335	\$ 7,572	\$ 34,790	\$ 25,990
	\$ 23,655	\$ 23,446	\$ 36,124	\$ 14,556	\$ 36,034
A Funds:					
d					



**City of Greenwood
Resolution 30-18**

A RESOLUTION DESIGNATING THE POLLING PLACE FOR THE PRECINCT WITHIN THE CITY OF GREENWOOD

WHEREAS, Minnesota State Statute section 204B.16, subdivision 1 requires the governing body of each municipality to designate by ordinance or resolution a polling place for each election precinct by December 31 of each year.

NOW THEREFORE BE IT RESOLVED that the city council of the city of Greenwood, county of Hennepin, and state of Minnesota hereby designates the following polling place for precinct 1 within the city of Greenwood:

PRECINCT 1

Old Log Theatre, 5175 Meadville St, Greenwood, MN 55331

ADOPTED by the city council of Greenwood, Minnesota this 7th day of November, 2018.

__ AYES __ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk



Agenda Number: 4A

Agenda Date: 11-07-18

Prepared by Deb Kind

Agenda Item: Quarterly Police Update

Summary: Per the city council's request, a representative from the South Lake Minnetonka Police Department attends Greenwood council meetings on a quarterly basis to give the council a brief update regarding police activities in the city and South Lake area. This also is an opportunity for the council to have a discussion with a SLMPD representative regarding police issues and concerns. Quarterly police updates are presented at the February, May, August, and November council meetings.

Council Action: None required.



Agenda Number: 4B

Agenda Date: 10-07-18

Prepared by Deb Kind

Agenda Item: City Prosecutor Ken Potts, Annual Prosecution Update

Summary: City prosecutor Ken Potts will attend the October council meeting to present the annual prosecution update. Specific cases will not be discussed, but this is an opportunity for the council to get an overview of prosecution cases from the preceding 12 months. This also will be an opportunity for the council to ask questions.

Council Action: None required.



Agenda Number: 4C

Agenda Date: 11-07-18

Prepared by Deb Kind

Agenda Item: Planning Commission Applicant: Kelsey Nelson

Summary: The city council received the attached planning commission application from Kelsey Nelson.

The planning commission holds public hearings and makes recommendations to the city council regarding zoning issues including variances and conditional use permits. The planning commission is comprised of 5 voting members and 3 alternate members. There currently are 3 vacancies on the planning commission:

A-3	Term expires 03-01-20
Alt-1	Term expires 03-01-20
Alt-2	Term expires 03-01-19

Terms are for 2 years, and the city does not limit the number of terms a planning commissioner may serve.

Kelsey will attend the 11-07-18 council meeting for an informal "interview."

City Council Action: None required. Suggested motions ...

1. I move the city council approves resolution 31-18 appointing Kelsey Nelson to planning commission seat A-3 for a term ending 03-01-20.
2. Do nothing or other motion ???

Planning Commission Application



Please complete the below form and return to 20225 Cottagewood Road, Deephaven, MN 55331. You also may submit the application by email to administrator@greenwoodmn.com, or by fax to 952.474.1274. The submission of this application does not obligate you to volunteer for any city service. New applicants will be invited to a city council meeting for an informal interview. We enjoy meeting you.

Name	Kelsey Nelson	
Address	5055 Kings Court	
Phone	952-457-9564	
Email	kelsey.nelson@usbank.com	
Job Title	Recruiter	
How many years have you lived in the Lake Minnetonka area?	23	
How many years have you lived in Greenwood?	3	
Are you able to attend meetings on the 2nd Wednesday of each month?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would you be willing to attend a city-paid training class?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Why do you want to serve on the planning commission?	I'm very invested in the future of the Greenwood community. We started our family here 3 years ago and plan to be here for decades to come. I think the planning commission will play a very important role in shaping the area as homes turnover to new families. When I came across the commission and reviewed the work being done, I found it to be a great fit for my experience and interest areas.	
Do you have any special qualifications or capabilities that would serve Greenwood well on the planning commission?	While in college I participated in Student Government as a part of three different groups - Student Senate, Traffic Hearing Board and Community Assembly. I majored in Political Science and Economics. As a homeowner and owner of rental properties, I have a keen interest in zoning, real estate, construction and community building.	
What would be your main goal as a member of the planning commission?	My main goal would be to give back to a community that has brought my family so much joy in the past few years.	
Office Use Only	Date Received: 10-08-18	

Updated 06-03-18

Resolution 31-18 – City of Greenwood Appointments & Assignments for 2018

Be it resolved that the city council of Greenwood, Minnesota approves the following appointments for 11-07-18 through 01-02-19.

OFFICE & DESIGNATIONS	2017 HOLDER	2018 HOLDER
Administrative Committee	Deb Kind, Tom Fletcher	Deb Kind, Tom Fletcher
Accountant	CliftonLarsonAllen	CliftonLarsonAllen
Animal Enforcement Officer	South Lake Police Department	South Lake Police Department
Assessor	Hennepin County	Hennepin County
Attorney	Mark Kelly, Bob Vose (alternate)	Mark Kelly, Bob Vose (alternate)
Attorney - Conduit Financing Projects	Jennifer Hanson	Jennifer Hanson
Attorney - Prosecutor	Ken Potts	Ken Potts
Bank Signatures	Kind, Quam, Courtney	Kind, Fletcher, Courtney
Building Official	Bob Manor (City of Minnetonka)	Lenny Rutledge (City of Minnetonka)
Clerk	Dana Young	Dana Young
Depositories	Bridgewater Bank, Beacon Bank	Bridgewater Bank, Allerus Bank
Engineer	Bolton & Menk (Dave Martini)	Bolton & Menk (Dave Martini)
Fire Board Representative – 4th Wed (Jan, Mar, May, Jul, Sep, Nov)	Tom Fletcher, Bob Quam (alt.) Bill Cook (2nd alt.)	Tom Fletcher, Bob Quam (alt.) Bill Cook (2nd alt.)
Forester / Certified Tree Inspector	Manuel Jordan	Manuel Jordan
Lake Minnetonka Communications Commission (LMCC) Representative 2 reps (1 elected official), meets 2nd Thurs (Feb, Apr, May, Jul, Aug, Oct, Dec)	Tom Fletcher, Deb Kind	Tom Fletcher, Deb Kind
Lake Minnetonka Conservation District (LMCD) Rep – 2nd and 4th Wed	Bill Cook (3yr term expires 1/31/20)	Bill Cook (3yr term expires 1/31/20)
Marina Clerk	Dana Young	Dana Young
Mayor Pro-Tem	Bob Quam	Bob Quam
Minnetonka Community Education (MCE) Representative – 4th Mon	Bob Quam	Bob Quam
Newspapers	Sun-Sailor Finance & Commerce (alternate) Star Tribune (alternate)	Sun-Sailor Finance & Commerce (alternate) Star Tribune (alternate)
Planning Commissioners and City Council Liaison – 3rd Wed	A-1 Douglas Reeder (8/11-3/18)	A-1 Dean Barta (6/18-3/20)
	A-2 Lake Bechtell (5/14-3/18)	A-2 David Steingas (10/16-3/20)
	A-3 Fiona Sayer (8/14-3/18)	A-3 Kelsey Nelson (11/18-3/20)
	B-1 Pat Lucking (2/01-3/19)	B-1 Pat Lucking (2/01-3/19)
	B-2 Jennifer Gallagher (9/16-3/19)	B-2 Jennifer Gallagher (9/16-3/19)
	Alt-1 David Steingas (10/16-3/18)	Alt-1 Vacant (___-3/20)
	Alt-2 Vacant (___-3/19)	Alt-2 Vacant (___-3/19)
Alt-3 Kristi Conrad (council liaison)	Alt-3 Kristi Conrad (council liaison)	
Public Safety City Administrator Representative (police and fire)	Dana Young	Dana Young
Public Works Committee (roads, sewer, stormwater, etc.)	Bob Quam, Bill Cook	Bob Quam, Bill Cook
Responsible Authority (Govt. Data Practices Act)	Dana Young	Dana Young
St. Alban's Bay Lake Improvement District Ex-Officio Director	Bill Cook	Bill Cook
South Lake Minnetonka Police Department (SLMPD) Coordinating Committee Representative (must be mayor, meets quarterly)	Deb Kind, Bob Quam (alternate)	Deb Kind, Bob Quam (alternate)
Treasurer	Mary Courtney	Mary Courtney
Utility Billing Clerk	Deborah Hicks	Deborah Hicks
Weed Inspector (must be mayor), Assistant Weed Inspector	Deb Kind, Assistant John Menzel	Deb Kind, Assistant John Menzel
Zoning Administrator	Dale Cooney	Dale Cooney

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREENWOOD, MINNESOTA that any and all commissioners, appointees, representatives, delegates, or other non-elected officials of the city shall hold their official status or membership on a basis subject to resolution, subject to reconsideration, and / or removal at the insistence of the city council. This resolution is enacted pursuant to the codes of the city.

ADOPTED by the city council of the city of Greenwood, Minnesota this 7th day of November, 2018.

There were ___ AYES and ___ NAYS.

By: _____
Debra J. Kind, Mayor, City of Greenwood

Attest: _____
Dana H. Young, City Clerk, City of Greenwood



Agenda Number: **7A**

Agenda Date: **11-07-18**

Prepared by Dale Cooney

Agenda Item: Consider: Res 28-18, Findings for Variance Request, Mark and Sandy Setterholm, 5250 Meadville Street.

Summary: Copies of the application materials and staff report are attached reference. Notice of the public hearing was published in the Finance & Commerce newspaper on 09-27-18. The planning commission held a public hearing at their 10-10-18, meeting. The planning commission considered public comment, applicant's comments, application materials, and staff reports when making their recommendation (see planning commission action below). The city council **must** incorporate city code section 1155.10 variance criteria as well as any conditions in the motion.

Planning Commission Action: Motion by Gallagher to recommend approval of the request as proposed based on the recommendation and findings of staff. Motion was seconded by Steingas. Motion carried 3-0.

Key Dates:

Application complete:	September 28, 2018
Notice of Public Hearing published:	September 27, 2018
Planning Commission Public Hearing:	October 10, 2018
City Council Consideration:	November 7, 2018
60-Day Deadline:	November 27, 2018
120-Day Deadline:	January 26, 2019

Council Action: The city council must take action by 11-27-18 unless the council decides to exercise the city's option to take another 60 days to consider the request. Suggested motions ...

1. I move the city council adopts resolution 28-18 laying out the findings of fact **APPROVING** the variance request of Mark and Sandy Setterholm to encroach 11 feet into the front yard setback for the proposed upper level addition for the property at 5250 Meadville Street, as proposed. I further move that the council directs the city clerk to mail a copy of the findings to the applicant and the DNR, and place an Affidavit of Mailing for each of the mailings in the property file.
2. I move the city council directs staff to draft **FINDINGS FOR DENIAL** for the variance requests of Mark and Sandy Setterholm, 5250 Meadville Street, to be considered at the December 5, 2018 city council meeting. I further move the city council directs city staff to exercise the city's option to take 60 additional days to process the variance application by mailing written notice and placing an Affidavit of Mailing in the property file.
3. I move the city council directs city staff to exercise the city's option to take 60 additional days to process the variance application of Mark and Sandy Setterholm, 5250 Meadville Street, by mailing written notice and placing an Affidavit of Mailing in the property file. The written notice shall state the reason for the extension is: _____.

Note: MN statute 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).



Agenda Item: Consider variance request of Mark and Sandy Setterholm to encroach into the front yard setback in order to build an upper level addition to their nonconforming house at 5250 Meadville Street.

Summary: Mark and Sandy Setterholm, property owners at 5250 Meadville Street, are requesting a variance to build an upper level house addition that would encroach into the front yard setback. The addition would be an approximately 1,100 square foot addition above the flat roof portion of the house. The nonconforming house was built in 1915 according to Hennepin County records, and portions of the house are as close as 6.4 feet from the public right-of-way.

Setbacks:

Section 1120.15 of the Greenwood Zoning Code requires a front yard setback of 30 feet. Applicants are proposing a front yard setback as close as 11 feet for the proposed addition and are seeking a variance to encroach 19 feet into the required front yard setback. The expansion would not encroach any further into the front setback; it would simply go upward within the existing building footprint.

Since the nonconforming house is conforming in regards to side and rear yard setbacks, the only impacts of the addition would be felt on the street side of the property which faces the HCRRA regional trail right-of way. For these reasons, staff is supportive of the request.

Building Volume:

The proposed addition would expand the building volume on the property (including the garage) to 71,005 cubic feet. The cubic footage limitation for the property is 77,218.

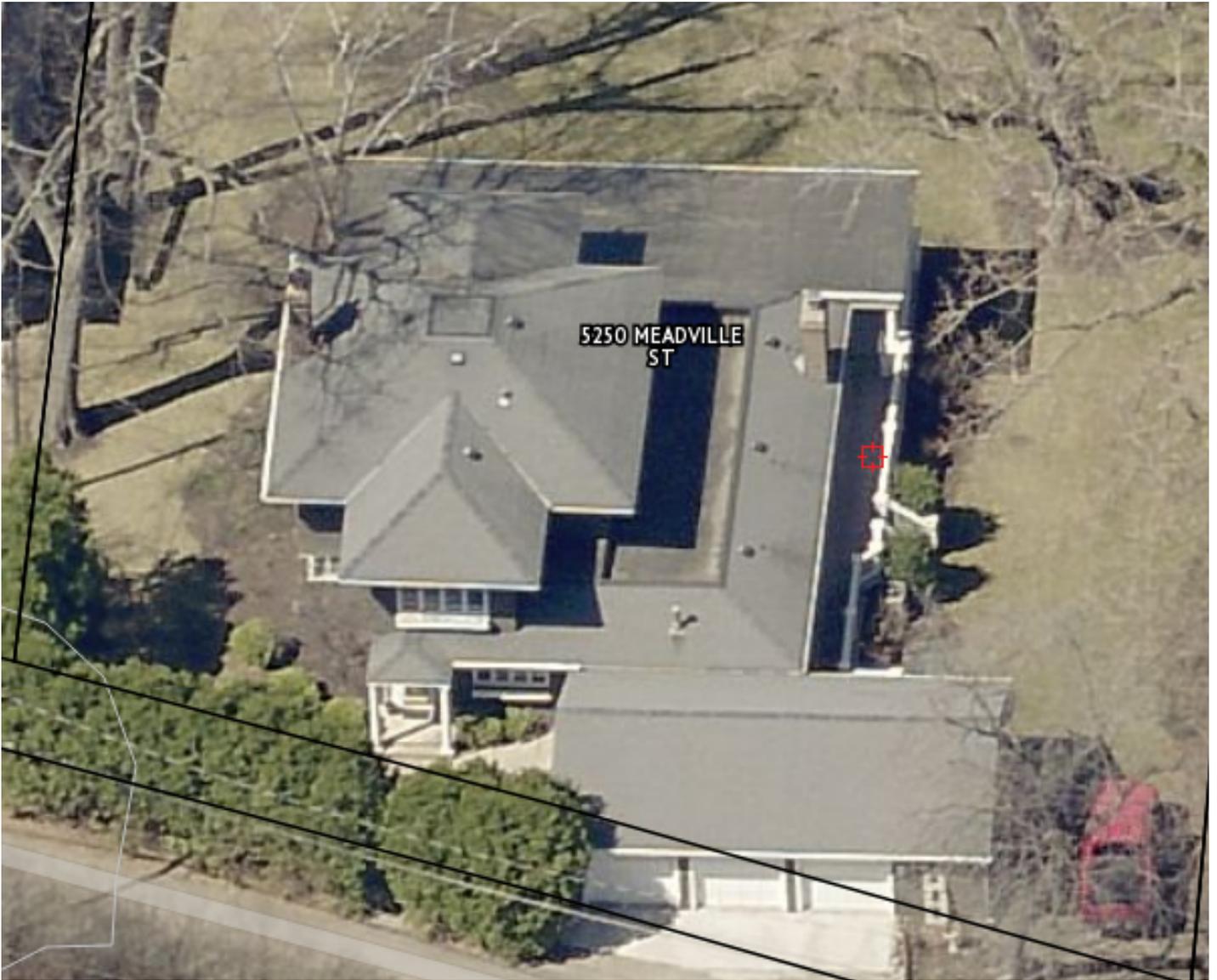
Staff Recommendation:

Staff recommends approval of the variance request of Mark and Sandy Setterholm for a variance to encroach 19 feet into the front yard setback for the proposed upper level addition for the property at 5250 Meadville Street, as proposed.

Staff findings, based on the variance practical difficulty standards found in city code section 1155.10:

- a) The variance, if granted, will be in harmony and keeping with the spirit and intent of the zoning ordinance because the purpose of the ordinance is to provide a use zone for low-density single-family dwellings that will be exclusive of other types of use for the purpose of creating a quality semi-estate district. The proposed expansion is consistent with that purpose and is a reasonable expansion of existing conditions on the property.
- b) The variance, if granted, will be consistent with the comprehensive plan which encourages, through reasonable accommodation, the maintenance and improvement of existing homes consistent with our variance procedures.
- c) Though the property owner's proposed *manner of use* of the property is not permitted by the zoning ordinance without a variance, the proposed *manner of use* is reasonable because: it maintains the single family nature of the property at a scope and scale consistent with the zoning standards. The location of the addition is reasonable based on the existing configuration of the house.
- d) The plight of the landowner-applicant is due to circumstances unique to the property and not created by the landowner because: the house, built in 1915 according to Hennepin County records, is a non-conforming structure built before the current zoning ordinances were introduced. It is difficult to modify many portions of the house without the need for a variance.
- e) The variance, if granted, will not alter the essential character of the locality, because: the proposed expansion would remain consistent with the scope and scale of the existing house and the surrounding properties.
- f) The variance, if granted, will not:
 - i. Impair an adequate supply of light and air to adjacent property;
 - ii. Unreasonably increase the congestion in the public street;
 - iii. Increase the danger of fire or endanger the public safety; or
 - iv. Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this ordinance.

Existing Conditions at 5250 Meadville Street:



Variance Application



Person completing form: Property Owner Builder / Architect
 If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Date application submitted	9/21/18
Date application complete (office use only)	
Property address	5250 MEADVILLE ST
Property identification number (PID)	26-117-23-33-0004
Property owner's current mailing address	5250 MEADVILLE ST
Names of all property owners	MARK & SANDY SETTERHOLM →
Cell phone and email of property owner(s)	612-237-5988 MARK@DRIVETHRUTV.COM
Name of builder / architect (if any)	STEVE HAUGDAHL
Company name of builder / architect	11
Cell phone and email of builder / architect	612-868-2300
Company address	17917 HWY 7, MINNETONKA 55345
Present use of property	RESIDENCE
Property acreage	
Existing variances or conditional use permits	<input type="checkbox"/> No <input type="checkbox"/> Yes – please attach a copy
Request is for	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Replace
The variance(s) are being requested to (e.g. build a garden shed)	BUILD ON TOP OF EXISTING STRUCTURE

Requested variance(s): SANDY (SANDYSETTERHOLM@gmail.com) 612-237-5988

	Required*	Proposed	Difference
<input type="checkbox"/> Side Yard (feet)			
<input checked="" type="checkbox"/> Front Yard (feet)			
<input type="checkbox"/> Rear Yard (feet)			
<input type="checkbox"/> Lake Setback (feet)			
<input type="checkbox"/> Building Height (feet)			
<input type="checkbox"/> Structure Height (feet)			
<input type="checkbox"/> Wetland Setback (feet)			
<input type="checkbox"/> Bluff Setback (feet)			
<input type="checkbox"/> Maximum Above Grade Building Volume (cubic feet)			
<input type="checkbox"/> Hardcover (percentage)			
<input type="checkbox"/> Other:			

* See page 2 of the CUP & Variance Checklist document for the requirements for various zoning districts.

Making your case for the grant of a variance

Per state law and city code section 1155 (view at city hall or at www.greenwoodmn.com) any persons may request variances from the literal provisions of the zoning ordinance, shoreland management district ordinance, wetland ordinance, and other applicable zoning regulations in instances where their strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration. A variance shall only be permitted when it is in harmony with the purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone shall not constitute practical difficulties.

"Practical difficulties," as used in connection with the granting of a variance, means:

- (a) that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (b) the plight of the landowner is due to circumstances unique to the property and not created by the landowner;
- (c) and the variance, if granted, will not alter the essential character of the locality.

Establishing a "practical difficulty"

Please respond to each of the following questions. If you are unable to establish a "practical difficulty," please consider alternatives to your construction plans that may remove the need for a variance.

<p>Is the variance in harmony with the purposes and intent of the ordinance?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain: <i>The footprint is not encroaching anymore than the existing structure.</i></p>
<p>Is the variance consistent with the comprehensive plan?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:</p>
<p>Does the proposal put the property to use in a reasonable manner?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:</p>
<p>Are there unique circumstances to the property not created by the landowner?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain: <i>the current house encroaches and is in an existing condition of the property.</i></p>
<p>Will the variance alter the essential character of the locality?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>
<p>Will the variance impair an adequate supply of light and air to adjacent property?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>
<p>Will the variance unreasonably increase the congestion in the public street?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>
<p>Will the variance increase the danger of fire or endanger the public safety?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>
<p>Will the variance unreasonably diminish or impair established property values within the neighborhood?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>

The undersigned acknowledges that we have reviewed the plans for the proposed improvements or proposed use of the property listed on page 1 of this document. We understand that by signing this acknowledgement, that we NOT being asked to declare approval or disapproval of the proposal, but merely are confirming for the city council that we are aware of the plans and that we understand that the proposed project requires city council approval.

Neighbor #1 Address:	
Signature: <i>Michael P. Kroening</i>	Date: 9-19-18
Print Name: MICHAEL KROENING	

Neighbor #2 Address:	
Signature: <i>Robert C. Newman</i>	Date: 9/20/18
Print Name: ROBERT C. NEWMAN	

The undersigned contacted the following regulatory bodies and will seek approvals if required:

- (1) Lake Minnetonka Conservation District 952.745.0789 (2) Minnehaha Creek Watershed District 952.471.0590

Applicant's acknowledgement and signature(s): The undersigned hereby submits this application for the described action by the city and is responsible for complying with all city requirements with regard to this request. This application should be processed in my name, and I am the party whom the city should contact about this application. The applicant certifies that the information supplied is true and correct to the best of their knowledge. The undersigned also acknowledges that before this request can be considered and / or approved, all required information and fees must be paid to the city, and if additional fees are required to cover costs incurred by the city, the city has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. An incomplete application will delay processing and may necessitate rescheduling the review timeframe. The application timeline commences once an application is considered complete when all required information and fees are submitted to the city. The applicant recognizes that they are solely responsible for submitting a complete application and that upon failure to do so, recognizes city staff has no alternative but to reject the application until it is complete or to recommend denial regardless of its potential merit. A determination of completeness of the application shall be made within 10 business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant within 10 business days of application. I am the authorized person to make this application and the fee owner has also signed this application.

Signature: <i>Dawly Sattahub</i>	Date: 9/21/18
----------------------------------	---------------

Property owner's acknowledgement and signature: The undersigned is the fee title owner of the page 1 described property. I acknowledge and agree to this application and further authorize reasonable entry onto the property by city staff, consultants, agents, planning commission members, and city council members for purposes of investigation and verification of this request.

Signature: <i>Dawly Sattahub</i>	Date: 9/21/18
----------------------------------	---------------

Note: If the property owner is different than the applicant, signatures from both the applicant and the property owner are required.

Variance Fee (nonrefundable)	\$430 400 ⁻
Shoreland Management Review Fee (nonrefundable)	\$220
Total Amount Due (make check payable to the City of Greenwood)	\$650 400⁻

For Office Use Only	Fee Paid: <input type="checkbox"/> Cash <input type="checkbox"/> Check #:	Amount \$
----------------------------	---	-----------

Permit #	FORM #5 Return this document to City Hall
Receipt #	



Building Volume Compliance Form

If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Property Owner(s)	MARIC & SANDY SETTERHOLM
Property Address	5250 MEADVILLE ST. GREENWOOD, MN. 55331

Person completing this form: Property Owner Builder / Architect

Per code section 1140.18 (view at www.greenwoodmn.com or at city hall), no lot in the residential zones of the city may be host to principal and accessory buildings and structures whose above grade building volume (expressed in cubic feet) is greater than the following maximums:

- (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 6 times the lot area.
- (2) Lots between 7500 square feet and 15,000 square feet in area may be host to buildings, structures, and accessory structures whose above grade building volume is not greater than a volume equal to 42,000 cubic feet plus a volume of cubic feet equal to a figure 4 times (lot area minus 7500 square feet).
- (3) Lots greater than 15,000 square feet in area may be host to buildings, structures, and accessory structures whose above grade building volume is not greater than a volume equal to 75,000 cubic feet plus a volume of cubic feet equal to a figure 2 times (lot area minus 15,000 square feet).

- **Exclusions.** All space above unroofed structures such as decks, patios, and wholly in-ground, at grade, pools with no exposed sides shall be excluded from the calculation of building volume.
- **Inclusions.** Enclosed or unenclosed porches or porticos shall be included in the total volume of the building.
- **Building Perimeter Grade** means the average of all elevation measurements taken off the finished grade or surface of the ground, sidewalk or paving around the perimeter of a building or structure at (a) points 5 feet distant and perpendicular to the building perimeter commencing at the most northerly corner thereof and thence clockwise at similarly situated points every 10 feet around the building perimeter, (b) the point of highest grade within 5 feet of the building perimeter and (c) the point of lowest grade within 5 feet of the building perimeter.

Exemption for small projects: The proposed improvements involve an area equal to 20% or less of the first floor of the principal structure, therefore I request the city zoning administrator waive the requirement to submit the additional survey requirements and the "above grade building volume" calculation.

The "above grade building volume" calculation for the property is:	71,005.00 C.F.
--	----------------

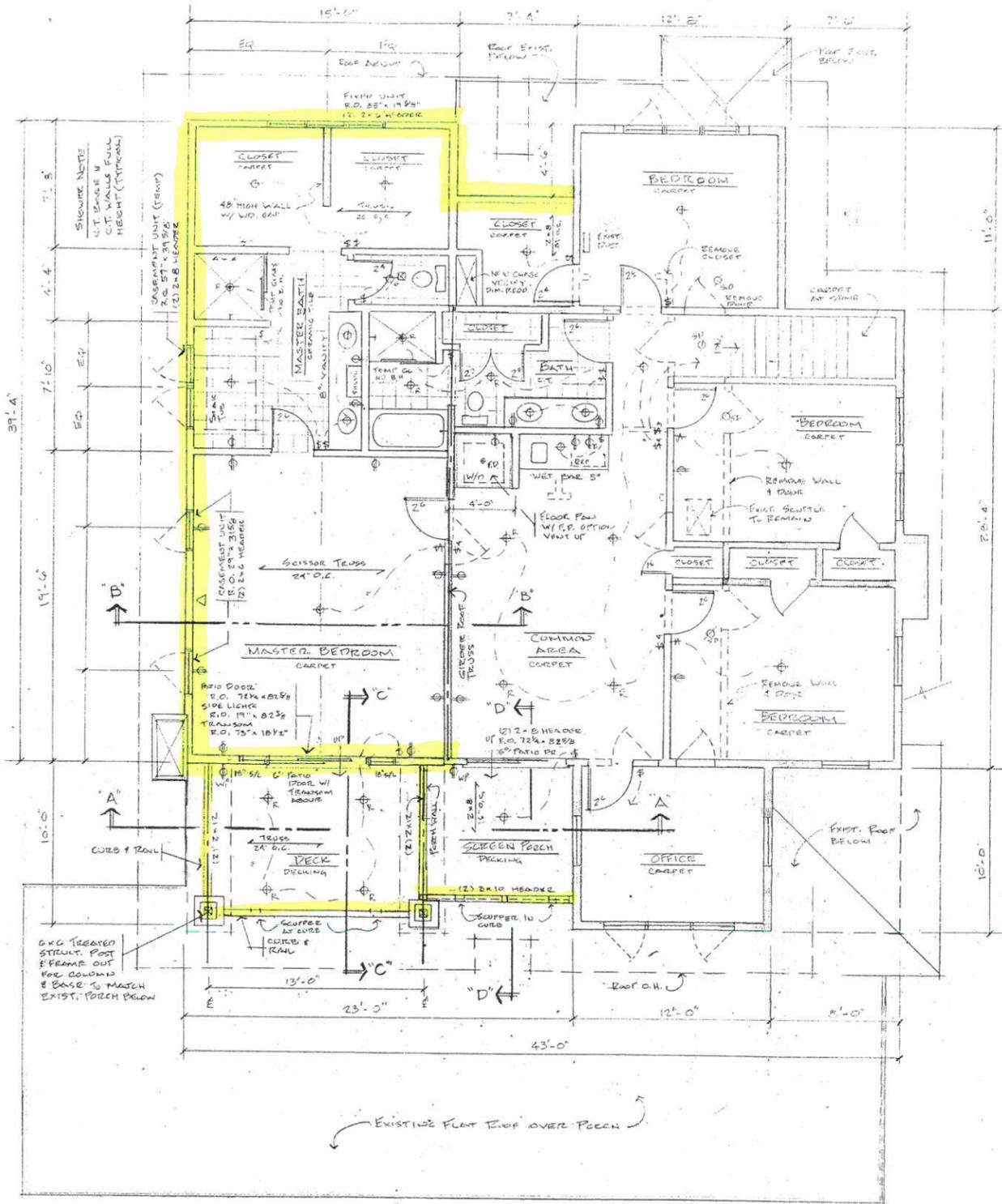
Sworn Statement: The undersigned hereby submits this "sworn statement" that the "above grade building volume" calculation is prepared in conformance with the provisions of code section 1140.18. In the event of inaccuracies, misstatements, incomplete information, or errors in the application and/or supporting materials, the city may issue stop work orders, or delay action on applications pending receipt of corrected or additional information. The undersigned assumes all risk of loss or expenses caused by any such deficiency, delay, or structural changes required to cause the structure to come into code compliance.

Signature	<i>Carl Gramentz</i>	Date:	10-04-2018
Print Name	CARL GRAMENTZ		

As-Built Construction Statement (to be signed prior to a certificate of occupancy being issued): The undersigned hereby submits this "sworn statement" and the attached as-built plans verifying the "above grade building volume" of the structure conforms to code section 1140.18.

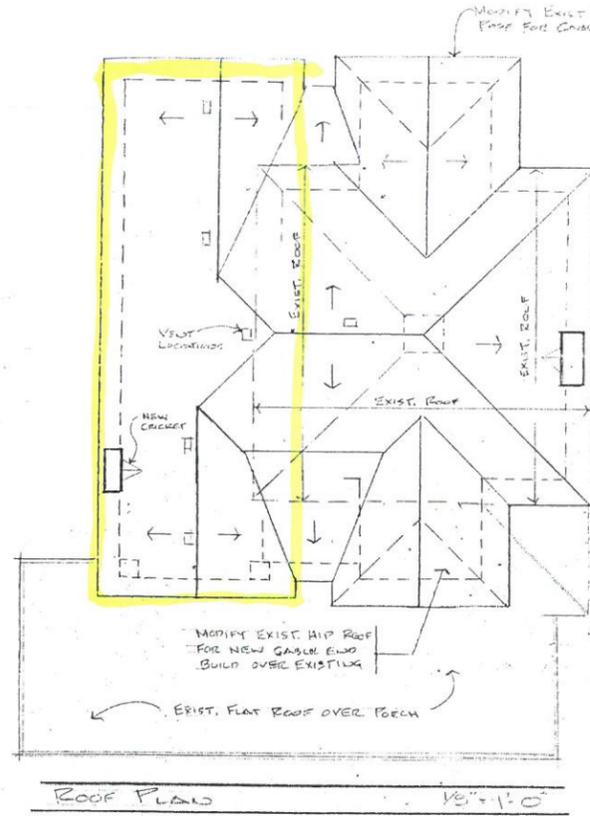
Signature		Date:	
Print Name			

Form Updated 10-27-14

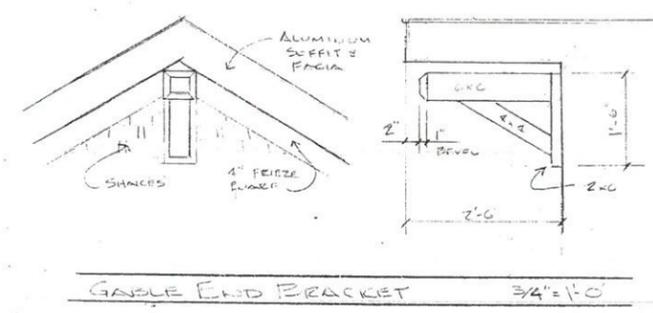


SECOND LEVEL FLOOR PLAN

1/4" = 1'-0"



ROOF PLAN



GABLE END BRACKET 3/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS WITH ACTUAL WORK SITE PRIOR TO THE START OF CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY IS ASSUMED FOR DIMENSIONAL / DETAIL ERRORS OR OMISSIONS. NO WARRANTIES EXPRESSED OR IMPLIED ARE MADE.
- CONTRACTOR SHALL VERIFY ALL NEW ROOF PLANES, ROOF BEARING POINTS AND NEW WALLS FOR ALIGNMENT WITH EXISTING OPENINGS, WALLS, BEARING WALLS AND ROOFS. VERIFY IN FIELD PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATIONS ON PROPERTY AND COMPLIANCE WITH APPLICABLE CODES.
- ALL SUB CONTRACTORS SHALL SITE VERIFY DIMENSIONS ON PLANS AND DETAILS ON DRAWINGS PRIOR TO FABRICATION AND INSTALLATION OF THEIR WORK.
- TRUSSES WHEN USED ON THIS PROJECT SHALL BE FIELD MEASURED FOR LENGTH, PITCH, HEEL, BEARING, VERIFY BEARING ALIGNMENT WITH EXISTING BEARING POINTS AND WALLS TO CARRY THRU TO FOUNDATION. THIS SHALL BE VERIFIED BY CONTRACTOR AND OR TRUSS CO. PRIOR TO MANUFACTURING. ALL DIMENSIONS ON PLANS SHALL BE SITE VERIFIED. ARCHITECT ASSUMES NO RESPONSIBILITY FOR FABRICATION BASED SOLELY ON DRAWINGS.
- 2015 MN. BUILDING CODES AND MANUFACTURES INSTALLATION AND INSTRUCTIONS SHALL TAKE PRECEDENCE OVER ANY NOTES OR DETAILS SHOWN ON THESE DRAWINGS.
- WORKING DRAWINGS SHALL BE REVIEWED WITH THE OWNER ON AN ITEM BY ITEM BASIS PRIOR TO THE START OF CONSTRUCTION AND THE FINALIZING OF THE CONSTRUCTION CONTRACT.
- ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, LOCAL ORDINANCES, REGULATIONS AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE EXACT ELECTRICAL, MECHANICAL, AND HEATING REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION WHEN APPLICABLE. ALL WORK SHALL MEET CODE REQUIREMENTS.
- WALLS ON FLOOR AND FOUNDATION PLANS THAT ARE SHOWN SHADED INDICATE EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE. WALLS SHOWN DASHED INDICATE EXISTING WALLS TO BE REMOVED UNLESS NOTED OTHERWISE.
- EXISTING WALLS, FLOORS AND CEILINGS DISTURBED BY NEW CONSTRUCTION SHALL BE PATCHED AND REFINISHED AS REQUIRED TO MATCH EXISTING FINISHES OR TO BE REFINISHED AS SPECIFIED AND APPROVED BY OWNER.
- ALL FINISHES SHALL BE AS NOTED ON DRAWINGS AND SELECTED AND APPROVED BY OWNER. INTERIOR DOORS, MILLWORK, & TRIM SHALL MATCH EXISTING UNLESS NOTED AND APPROVED BY OWNER.
- WALLS THAT RECEIVE CERAMIC TILE OR SIMILAR FINISHES SHALL HAVE CEMENTITIOUS BOARD BACKER IN PLACE OF GYPSUM BOARD. AREAS SUCH AS BATHROOMS AND LAUNDRY ROOMS SHALL HAVE MOISTURE RESISTENT GYPSUM BOARD.
- WHEN INTERIOR ELEVATIONS ARE SHOWN THEY ARE TO BE USED AS A TEMPLATE FOR THE OWNER AND CABINET CONTRACTOR TO FINALIZE. CABINET CONTRACTOR SHALL PROVIDE FINAL SHOP DRAWINGS ALONG WITH CABINET, COUNTERTOP, AND HARDWARE SAMPLES FOR OWNER REVIEW AND APPROVAL.
- VERIFY WITH OWNER LOCATIONS OF ALL WIRING FOR CABLE TELEVISION, INTERNET TELEPHONES, SPEAKERS AND SECURITY SYSTEMS AND COORDINATE WITH SPECIFIC CONTRACTORS PRIOR TO ENCLOSING WALLS AND CEILING WHERE APPLICABLE.
- PROVIDE HARD WIRED SMOKE & CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS REQUIRED BY CODE. ELECTRICAL OUTLETS SHALL BE ARC-FAULT PROTECTED AS REQUIRED BY CODE.
- PLUMBING FIXTURES SHALL BE AS SELECTED AND APPROVED BY OWNER.
- NEW WINDOWS SHALL BE AS NOTED ON PLANS. EXACT FINISH AND TYPE SHALL MATCH EXISTING WINDOWS AND BE VERIFIED WITH OWNER. PROVIDE UNITS WITH INSULATING DIV. 5 GLASS. WINDOW QUALITY SHALL BE ANDERSEN / MARVIN / PELLA WINDOWS OR EQUAL. WINDOW SIZES ARE NOMINAL AND SHOWN IN INCHES WIDTH X HEIGHT. PROVIDE SAFETY GLAZING OR TEMPERED GLASS AT DOOR AND WINDOW LOCATIONS AS REQUIRED BY CODE.
- *WINDOWS AND DOORS SHALL HAVE MIN. "L" VALUE OF .32 WITH PAN FLASHING UNDER ALL LIMITS PER CODE.
- VAPOR BARRIERS ON EXTERIOR WALLS AND CEILINGS SHALL BE CLASS ONE 6 MIL POLY WITH ALL JOINTS OVERLAPED IN TAPED AND SEALED AT BATT INSULATION OR UNDER-GRATED ALUMINUM FOIL FOLDED ROOF INSULATION. SPRAY FOAM WHEN USED WITH INTEGRAL VAPOR BARRIER TO MEET CLASS ONE REQUIREMENTS.
- CONTRACTORS SHALL PROVIDE DAILY PICKUP AND FINAL CLEANUP OF DEBRIS RELATED TO THEIR WORK. NO CONSTRUCTION DEBRIS OR RUBBISH SHALL BE ALLOWED TO ACCUMULATE IN THE BUILDING OR ON THE PREMISES. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION DEBRIS OR RUBBISH BE BURNED OR BURIED ON THE PREMISES.
- ALL CONTRACTORS SHALL BE LICENSED, BONDED, AND INSURED AS REQUIRED BY STATE LAW AND THE MUNICIPALITY OF THIS JOB.
- CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS AS REQUIRED FOR THIS JOB.
- LIEN LAWS OF THE STATE OF MINNESOTA SHALL GOVERN ALL WORK AND MATERIALS SUPPLIED TO THIS JOB. CONTRACTORS SHALL FURNISH OWNER, BEFORE FINAL PAYMENT, FULL RELEASE OF LIENS SIGNED BY ALL SUB CONTRACTORS AND MATERIAL SUPPLIERS FOR THIS JOB.
- CHANGE ORDERS AS ORIGINATED BY OWNER OR CONTRACTOR SHALL BE IN WRITING AND REVIEWED WITH OWNER PRIOR TO STARTING CHANGE ORDERS SHALL INDICATE SPECIFIC ADDITIONAL COST AND ADJUSTED PROJECT COST TO BASE CONTRACT ALONG WITH IMPACT TO PROJECT TIMELINE.
- GENERAL CONTRACTOR SHALL MEET WITH AND UPDATE OWNER ON A WEEKLY BASIS (MINIMUM) REGARDING OVERALL JOB PROGRESS.
- DESIGN LOADS:

FLOOR LOADS	LIVE LOAD	40 PSF
	DEAD LOAD	15 PSF
ROOF LOADS	LIVE LOAD	35 PSF
	DEAD LOAD	17 PSF
- STRUCTURAL NOTES:

STRUCTURAL BEAMS AND HEADERS NOTED ON DRAWINGS ARE SIZED FOR LOADS INDICATED. EXACT CONNECTIONS, ANCHORING, AND SHEAR LOADS WHEN NOT DETAILLED SHALL MEET CODE AND MFG. REQUIREMENTS AS WELL AS STANDARD CONSTRUCTION PRACTICES AND I OR BE REVIEWED AND DESIGNED BY A LICENSED STRUCTURAL ENGINEER WHEN REQUIRED OR APPLICABLE.

FRAMING CONNECTIONS SHALL UTILIZE STANDARD METAL FRAMING CONNECTORS SIZED FOR SPECIFIC APPLICATIONS AS MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL, WHEN APPLICABLE.

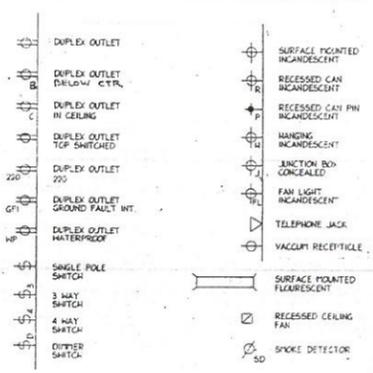
JOISTS, BEAMS, AND HEADERS SHALL BEAR ON FULL WIDTH OF ALL SUPPORTING MEMBERS OR BE FRAMED WITH "SIMPSON" JOIST/BEAM HANGERS OR EQUAL, OF A SIZE AND TYPE FOR LOADING AS RECOMMENDED BY MANUFACTURE. MATERIAL IS BASED ON NO SPLITS, CHECKS, OR SHAKES IN MEMBERS.

JOISTS SHALL BE DOUBLED UNDER PARTITIONS ABOVE THAT ARE PARALLEL IN THE SAME PLANE OR BLOCKING BETWEEN WHEN PERPENDICULAR TO PARTITIONS ABOVE OR PER CODE.

LVL LAMINATED VENEER LUMBER WHERE SHOWN IS BASE UPON LEVEL WEYERHAEUSER CO. PRODUCTS. ALTERNATE MAY BE USED AS EQUAL.

PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL BEARING POINTS FOR BEAMS, GIRDERS, HEADERS, AND GIRDER TRUSSES.

ELECTRICAL LEGEND



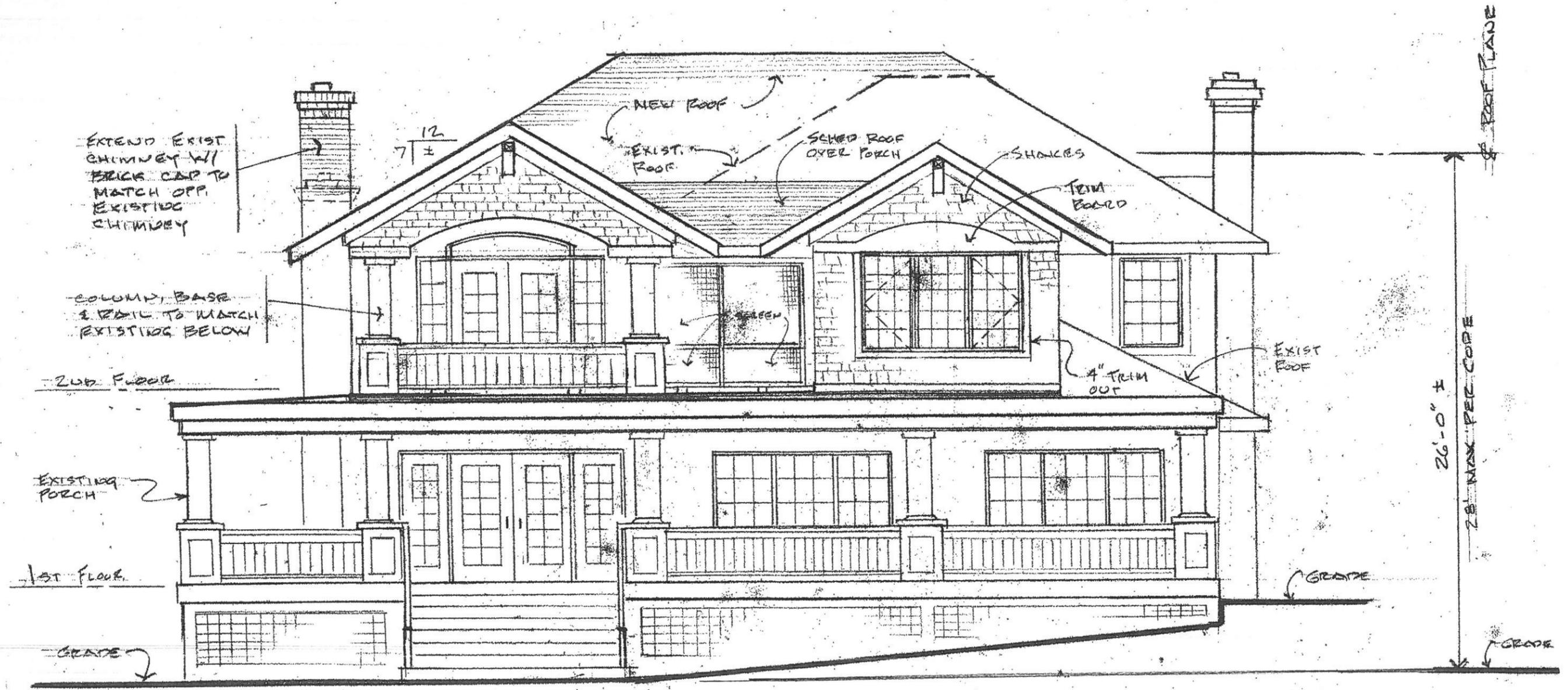
SECOND LEVEL ADDITION	660.00 S.F.
DECK ADDITION	100.00 S.F.
SCREEN PORCH ADDITION	72.00 S.F.

HQ
 COMPLETE CUSTOM REMODELING
 STEVE HAUGDAHL, President
 OFFICE: 888.970.1102
 1707 HENRIEVILLE, FARGO, ND 58103
 701.785.0007 / FARGO, ND 58103

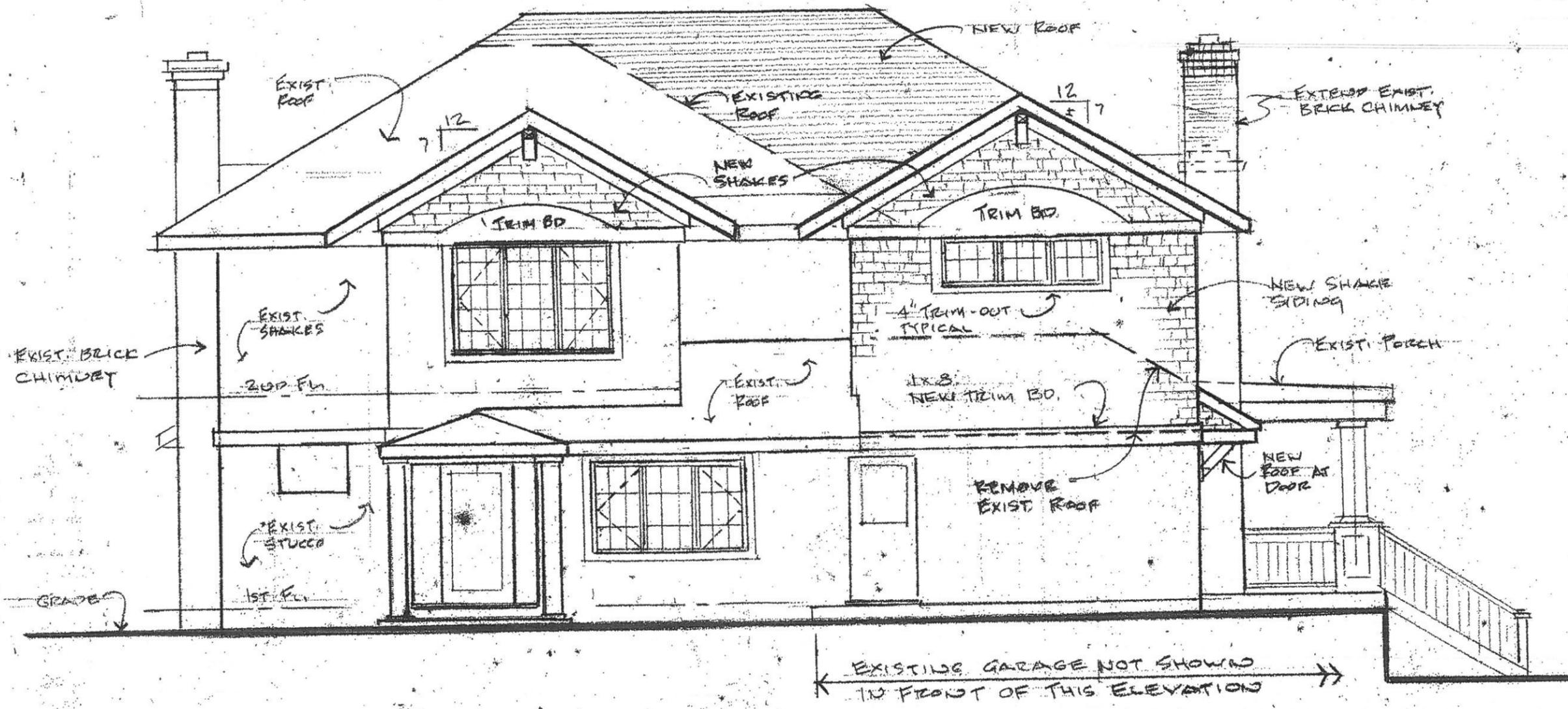
CONSTRUCTION DRAWINGS FOR NEW ADDITION
 MARK & SANDY SETTERHOLM RESIDENCE
 5250 MEADVILLE STREET
 GREENWOOD, MINNESOTA 55331
 PLANS AND GENERAL NOTES

CARL J. GRAMENITZ, FARA
 REGISTERED ARCHITECT
 9045 CLEAR BERING ROAD, MINNETONKA, MINNESOTA 55345
 PH: 952.333.0061 FAX: 952.333.0664 | CELL: 612.979.4774
 email: carl@carlgramenitz.com | www.carlgramenitz.com

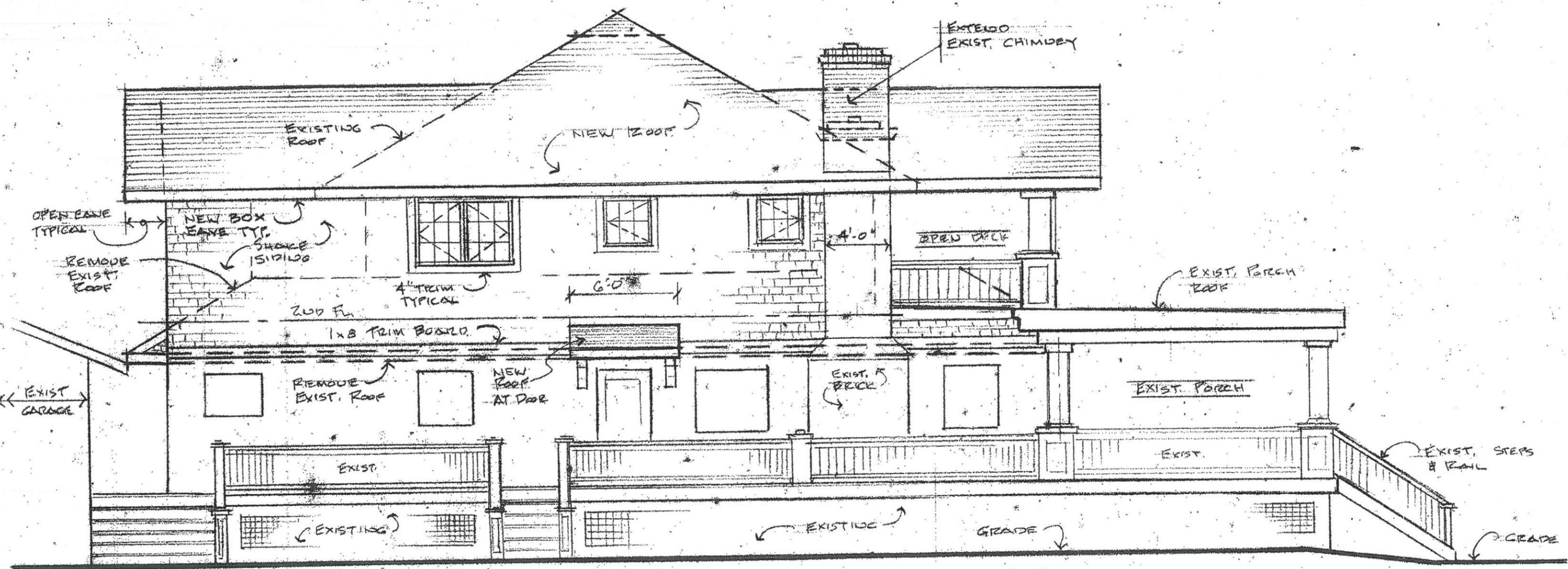
PROJECT NO. 11052
 DATE: 9-14-2018
 DRAWN BY: CH
 SHEET NO. 1 of 3



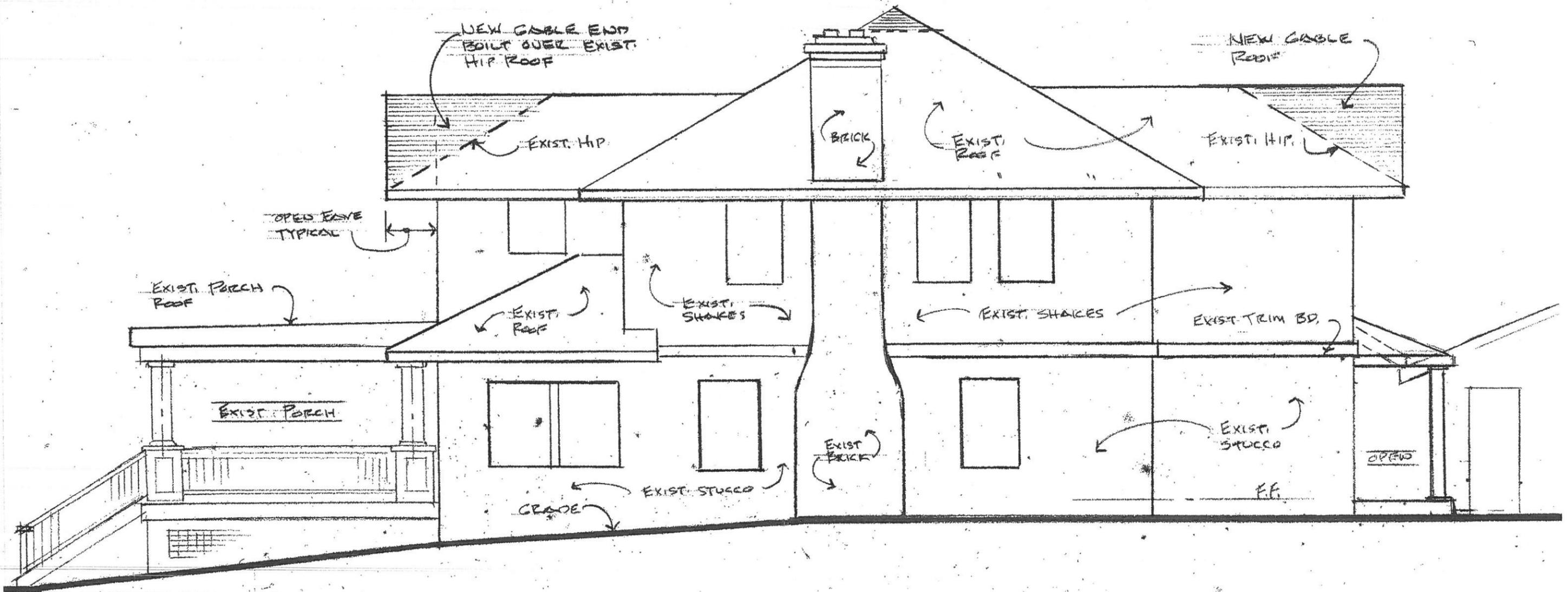
LAKESIDE ELEVATION 3/16" = 1'-0"



STREET SIDE ELEVATION 3/16" = 1'-0"



SIDE ELEVATION 3/16" = 1'-0"



SIDE ELEVATION

3/16" = 1'-0"

RESOLUTION NO 28-18

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA
ACTING AS THE BOARD OF APPEALS & ADJUSTMENTS**

In Re: Application of Mark and Sandy Setterholm for the property at 5250 Meadville Street for a variance from Greenwood ordinance code sections 1120.15 in conjunction with the construction of a house addition.

Mark and Sandy Setterholm, applicants, are the owners of property commonly known as 5250 Meadville Street, Greenwood, Minnesota 55331 (PID No. 26-117-23-33-0004) being real property in Hennepin County Minnesota and legally described as follows:

Lot 8, Block 1, STRICKLAND ADDITION, Hennepin County, Minnesota.

WHEREAS, application was made for variance to zoning code section 1120.15 in conjunction with the construction of an upper-level addition for the existing nonconforming house; and

WHEREAS, notice of a public hearing was published, notice given to neighboring property owners, and a public hearing was held before the planning commission to consider the application; and

WHEREAS, public comment was taken at the public hearing before the planning commission on October 10, 2018; and

WHEREAS, the city council of the city of Greenwood has received the staff report, the recommendation of the planning commission, and considered the application, the comments of the applicants, and the comments of the public.

NOW, THEREFORE, the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments does hereby make the following:

FINDINGS OF FACT

1. That the real property located at 5250 Meadville Street, Greenwood, Minnesota 55331 (PID No. 26-117-23-33-0004) is a single-family lot of record located within the R-1A district.
2. The applicants propose the expansion of the nonconforming house with an upper-level addition that encroaches into the front yard setback. Section 1120.15 of the city code requires a front yard setback of 30 feet and the applicants are proposing a front setback of 11 feet for the addition.
3. The addition would be an approximately 1,100 square foot addition above the flat roof portion of the house. The nonconforming house was built in 1915 according to Hennepin County records, and portions of the house are as close as 6.4 feet from the public right-of-way. The expansion would not encroach any further into the front setback; it would simply go upward within the existing building footprint.
4. Greenwood ordinance section 1155.10, subd 4, 5 & 6 states:

“Subd. 4. Practical Difficulties Standard. “Practical difficulties,” as used in connection with the granting of a variance, means:

- (a) that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (b) the plight of the landowner is due to circumstances unique to the property and not created by the landowner;
- (c) and the variance, if granted, will not alter the essential character of the locality

Economic considerations alone shall not constitute practical difficulties.

Subd. 5. Findings. The board, in considering all requests for a variance, shall adopt findings addressing the following questions:

- (a) Is the variance in harmony with the purposes and intent of the ordinance?
- (b) Is the variance consistent with the comprehensive plan?

- (c) Does the proposal put property to use in a reasonable manner?
- (d) Are there unique circumstances to the property not created by the landowner?
- (e) Will the variance, if granted, alter the essential character of the locality?

Subd. 6. Practical Difficulties Considerations. When determining reasonable manner or essential character, the board will consider, but will not be limited to, the following:

- (a) Impair an adequate supply of light and air to adjacent property.
- (b) Unreasonably increase the congestion in the public street.
- (c) Increase the danger of fire or endanger the public safety.
- (d) Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this ordinance.”

5. The applicants assert that the proposed variance request complies with the practical difficulties standards in Greenwood ordinance section 1155.10, subd 4, 5, & 6.
6. The planning commission, on a 3-0 vote, recommended the council approve the request of Mark and Sandy Setterholm to vary from city code section 1120.15 to encroach 11 feet into the front yard setback in order to construct an upper-level addition for the existing nonconforming house, as proposed, for the property at 5250 Meadville Street, Greenwood, Minnesota 55331. The motion was based on the following findings:
 - a) The variance, if granted, will be in harmony and keeping with the spirit and intent of the zoning ordinance because the purpose of the ordinance is to provide a use zone for low-density single-family dwellings that will be exclusive of other types of use for the purpose of creating a quality semi-estate district. The proposed expansion is consistent with that purpose and is a reasonable expansion of existing conditions on the property.
 - b) The variance, if granted, will be consistent with the comprehensive plan which encourages, through reasonable accommodation, the maintenance and improvement of existing homes consistent with our variance procedures.
 - c) Though the property owner's proposed *manner of use* of the property is not permitted by the zoning ordinance without a variance, the proposed *manner of use* is reasonable because: it maintains the single family nature of the property at a scope and scale consistent with the zoning standards. The location of the addition is reasonable based on the existing configuration of the house. The expansion would not encroach any further into the front setback; it would simply go upward within the existing building footprint.
 - d) The plight of the landowner-applicant is due to circumstances unique to the property and not created by the landowner because: the house, built in 1915 according to Hennepin County records, is a non-conforming structure built before the current zoning ordinances were introduced. It is difficult to modify many portions of the house without the need for a variance.
 - e) The variance, if granted, will not alter the essential character of the locality, because: the proposed expansion would remain consistent with the scope and scale of the existing house and the surrounding properties.
 - f) The variance, if granted, will not:
 - i. Impair an adequate supply of light and air to adjacent property;
 - ii. Unreasonably increase the congestion in the public street;
 - iii. Increase the danger of fire or endanger the public safety; or
 - iv. Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this ordinance.
7. Based on the foregoing, the city council determined that the variance request complies with the practical difficulties standards in Greenwood ordinance section 1155.10, subd 4, 5, & 6.

CONCLUSIONS OF LAW

Based upon the foregoing findings of fact, the city council acting as the Board of Appeals & Adjustments makes the following conclusions of law:

The applicant has made an adequate demonstration of facts meeting the standards of section 1155.10 necessary for the granting of a variance from section 1120.15 and therefore variances to encroach 11 feet into the front yard setback in order to construct an upper-level addition for the existing nonconforming house should be **APPROVED**.

NOW, THEREFORE, BE IT RESOLVED by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments:

That the application of Mark and Sandy Setterholm for the property at 5250 Meadville Street, Greenwood, Minnesota 55331 for a variance from section 1120.15 to encroach 11 feet into the front yard setback in order to construct an upper-level addition for the existing nonconforming house is **APPROVED**.

PASSED this 7th day of November, 2018 by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments for the city of Greenwood, Minnesota.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana Young, City Clerk



Agenda Number: **7B**

Agenda Date: **11-07-18**

Prepared by Dale Cooney

Agenda Item: Consider: Res 29-18, Findings for Conditional Use Permit Request, Kyle Hunt & Partners, 5135 and 5115 Weeks Road.

Summary: Copies of the application materials and staff report are attached reference. Notice of the public hearing was published in the Finance & Commerce newspaper on 09-27-18. The planning commission held a public hearing at their 10-10-18, meeting. The planning commission considered public comment, applicant's comments, application materials, and staff reports when making their recommendation (see planning commission action below). The city council **must** incorporate city code section 1150.20 conditional use permit criteria as well as any conditions in the motion.

Planning Commission Action: Motion by Steingas to recommend approval of the request as proposed based on the recommendation and findings of staff, without conditions. Motion was seconded by Gallagher. Motion carried 3-0.

Key Dates:

Application complete:	September 24, 2018
Notice of Public Hearing published:	September 27, 2018
Planning Commission Public Hearing:	October 10, 2018
City Council Consideration:	November 7, 2018
60-Day Deadline:	November 23, 2018
120-Day Deadline:	January 22, 2019

Council Action: The city council must take action by 11-23-18 unless the council decides to exercise the city's option to take another 60 days to consider the request. Suggested motions ...

1. I move the city council adopts resolution 29-18 laying out the findings of fact **APPROVING** the conditional use permit requests of Kyle Hunt & Partners to impact 3,300 square feet of surface area and 75 cubic yards of volume for the properties at 5135 and 5115 Weeks Road, as proposed. I further move that the council directs the city clerk to mail a copy of the findings to the applicant and the DNR, and place an Affidavit of Mailing for each of the mailings in the property file.
2. I move the city council directs staff to draft **FINDINGS FOR DENIAL** of the conditional use permit requests of Kyle Hunt & Partners for the properties at 5135 and 5115 Weeks Road, to be considered at the December 5 city council meeting. I further move the city council directs city staff to exercise the city's option to take 60 additional days to process the conditional use permit application by mailing written notice and placing an Affidavit of Mailing in the property file.
3. I move the city council directs city staff to exercise the city's option to take 60 additional days to process the conditional use permit request of Kyle Hunt & Partners for the properties at 5135 and 5115 Weeks Road, by mailing written notice and placing an Affidavit of Mailing in the property file. The written notice shall state the reason for the extension is: _____.

Note: MN statue 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).



Agenda Number: **7B**

Agenda Date: 11-07-18

STAFF REPORT

Agenda Item: Consider the conditional use permit request of Kyle Hunt & Partners for 5135 and 5115 Weeks Road to regrade the property in a portion of the front yard.

Summary: Kyle Hunt & Partners, contractor for the property owners at 5135 and 5115 Weeks Road, proposes to regrade an area of the front yard of the properties in order to create a flat, lawn area. While the properties are currently configured as two lots, one property owner (the Reuts) owns both properties.

Grading Conditional Use Permit:

The proposed grading changes exceed the City's Conditional Use Permit threshold. **Section 1140.19 (2)** of the City Zoning Code requires a conditional use permit for any the grading or site/lot topography alteration request involving more than 200 square feet of surface area, or involving more than 7 cubic yards of material. The applicant is proposing to impact 3,300 square feet of surface area and 75 cubic yards of volume.

The property owners are attempting to make a flat lawn area for a portion of the property by filling in and around a low area. The overall grade change is relatively modest and maintains the general topographic layout of the area.

Based on the CUP review criteria found in city code section 1155.20, it is the opinion of staff that the proposal meets the requirements for the granting of a conditional use permit.

Staff Recommendation for Conditional Use Permit Request:

Staff recommends approval of the conditional use permit request of Kyle Hunt & Partners for 5135 and 5115 Weeks Road to impact 3,300 square feet of surface area and 75 cubic yards of volume, as proposed. Staff does not recommend any conditions for the proposed request. Staff findings based on the CUP review criteria found in city code section 1155.20:

- a) The proposed use will comply with the regulations specified for the R-1 zoning district.
- b) The use is one of the conditional uses permitted for the R-1 zoning district.
- c) The use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city.
- d) The proposed use will be harmonious with the objective(s) of the comp plan, particularly the objective of: Maintaining the overall pattern of drainage from the property and not increasing stormwater runoff.
- e) The use will not be hazardous or disturbing to existing or future neighboring uses.
- f) The use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools, or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
- g) The use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- h) The use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
 - a. The use will have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
 - b. The use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
 - c. The use will not depreciate surrounding property values.

Conditional Use Permit Application



Person completing form: Property Owner Builder / Architect
 If you prefer to complete this form electronically, it is available at www.greenwoodmn.com

Date application submitted	9/24/18
Date application complete (office use only)	
Property address	5135 Weeks Road, Greenwood
Property identification number (PID)	26-117-23-41-0029
Property owner's current mailing address	5135 Weeks Road, Greenwood
Names of all property owners	Richard and Bethany Reut, See attached memo regarding ownership
Cell phone and email of property owner(s)	612-298-0892, Richard Reut
Name of builder / architect (if any)	Kyle Hunt
Company name of builder / architect	Kyle Hunt & Partners, Inc.
Cell phone and email of builder / architect	612-369-2836, kyle.hunt@kylehuntpartners.com
Company address	18324 Minnetonka Boulevard, Deephaven, MN 55391
Present use of property	Residence
Property acreage	1.16
Existing variances or conditional use permits	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – please attach a copy
Request is for	<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Replace <input checked="" type="checkbox"/> Other: Revised grading and landscaping of existing property
The CUP is being requested to (e.g. install a swimming pool)	Revise grading and landscaping of existing property between the house and the street.

Making your case for the grant of a conditional use permit: The planning commission shall make findings and recommendations to the city council. The council may then authorize a conditional use by resolution provided the evidence presented complies with the city conditional use permits ordinance section 1150 (view at city hall or at www.greenwoodmn.com). The council may impose such conditions and safeguards upon the premises benefited by a conditional use permit as may be necessary to maintain compatibility with other properties in the neighborhood. Examples of conditions include, but are not limited to: controlling size and location of use, regulating ingress and egress, controlling traffic flow, regulating off-street parking and loading areas, location of utilities, berming, fencing, screening, landscaping, restricting hours of operation, controlling noise, controlling lighting, controlling odors, and compatibility of appearance. Violation of such conditions and safeguards, when made part of the terms under which the conditional use permit is granted, shall be deemed a violation of this ordinance and punishable under section 1180 et seq.

Please answer each of the below questions:

Will the proposed use comply with the regulations specified in the ordinance for the district in which the proposed use is to be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Is the proposed use one of the conditional uses permitted for the district in which it is to be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use be harmonious with the objectives of the comp plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use be hazardous or disturbing to existing or future neighboring uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:

Will the proposed use be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use create excessive additional requirements at public cost for public facilities and services or be detrimental to the economic welfare of the community?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use involve activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain: No vehicular approaches are being modified from their current layout.
Will the proposed use result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use unreasonably depreciate surrounding property values?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:

The applicant(s) contacted the following regulatory bodies and will seek approvals if required:

(1) Lake Minnetonka Conservation District 952.745.0789 (2) Minnehaha Creek Watershed District 952.471.0590

Applicant's acknowledgement and signature(s): The undersigned hereby submits this application for the described action by the city and is responsible for complying with all city requirements with regard to this request. This application should be processed in my name, and I am the party whom the city should contact about this application. The applicant certifies that the information supplied is true and correct to the best of their knowledge. The undersigned also acknowledges that before this request can be considered and / or approved, all required information and fees must be paid to the city, and if additional fees are required to cover costs incurred by the city, the city has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. An incomplete application will delay processing and may necessitate rescheduling the review timeframe. The application timeline commences once an application is considered complete when all required information and fees are submitted to the city. The applicant recognizes that they are solely responsible for submitting a complete application and that upon failure to do so, recognizes city staff has no alternative but to reject the application until it is complete or to recommend denial regardless of its potential merit. A determination of completeness of the application shall be made within 10 business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant with in 10 business days of application. I am the authorized person to make this application and the fee owner has also signed this application.

Signature: 	Date: 9/24/18
--	---------------

Property owner's acknowledgement and signature: The undersigned is the fee title owner of the page 1 described property. I acknowledge and agree to this application and further authorize reasonable entry onto the property by city staff, consultants, agents, planning commission members, and city council members for purposes of investigation and verification of this request.

Signature: 	Date: 9/24/18
--	---------------

Note: If the property owner is different than the applicant, signatures from the both the applicant and the property owner are required.

Variance Fee (nonrefundable)	\$400
Shoreland Management Review Fee (nonrefundable)	\$200
Total Amount Due (make check payable to the City of Greenwood)	\$600

For Office Use Only	Fee Paid: <input type="checkbox"/> Cash <input type="checkbox"/> Check #:	Amount \$
----------------------------	---	-----------

DESCRIPTION OF PROPERTY SURVEYED

Tract B, REGISTERED LAND SURVEY NO. 1030, HENNEPIN COUNTY, MINNESOTA, Tract G and Tract H, REGISTERED LAND SURVEY NO. 1169, HENNEPIN COUNTY, MINNESOTA.

GENERAL NOTES

- Site Address:** 5135 and 5115 Weeks Road, Greenwood, MN 55331
- Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside the 0.2% annual chance floodplain) and Zone AE (Special flood hazard area subject to inundation by the 1% annual chance flood, base flood elevation determined to be 931) per Flood Insurance Rate Map, Community Panel No. 270164 0316 E, effective date of September 2, 2004.
- Parcel Area Information:** Gross Area 5135 Weeks: 51,234 s.f. ~ 1.176 acres area above OHWL
Gross Area 5115 Weeks: 12,385 s.f. ~ 0.284 acres area above OHWL
- Benchmark:** Elevations are based on the sanitary manhole cover north of the northwest corner of subject property which has an elevation of: 947.65 feet (NGVD29).
- Zoning Information:** The current Zoning for the subject property is R-1A (Single Family) per the City of Greenwood's zoning map dated January 2014. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Greenwood found on their web site on the date of August 4, 2016 and are as follows:

Principal Structure Setbacks - Front: 30 feet; Side: 15 feet; Lake: 50 feet (From Ordinary High Water Line)
Building Height: 28 feet; Structure Height: 42 feet; Hardcover: 30%

Primary Accessory Structure Setbacks - Front: 100 feet; Side: 10 feet; Rear: 50 feet (Lake Side- From Ordinary High Water Line)
Building Height: 15 feet

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Tree Survey

Tree #	Species	DBH/HT	Condition	Significant	Tree #	Species	DBH/HT	Condition	Significant
1	Yew	6 to 12	Good	No	53	Douglas Fir	24+	Good	Yes
2	Arborvitae	6 to 12	Fair	No	54	Pine, Scots	24+	Good	Yes
3	Yew	6 to 12	Good	No	55	Douglas Fir	24+	Good	Yes
4	Yew	6 to 12	Good	No	56	Douglas Fir	24+	Good	No
5	Yew	6 to 12	Good	No	57	Douglas Fir	24+	Fair	No
6	Yew	6 to 12	Fair	No	58	Douglas Fir	24+	Fair	No
7	Arborvitae	6 to 12	Fair	No	59	Douglas Fir	24+	Good	No
8	Spruce, white	12 to 24	Fair	No	60	Douglas Fir	24+	Fair	No
9	Spruce, white	12 to 24	Good	No	61	Douglas Fir	24+	Fair	No
10	Spruce, blue	12 to 24	Fair	No	62	Douglas Fir	24+	Good	No
11	Spruce, blue	12 to 24	Good	No	63	Douglas Fir	24+	Fair	No
12	Spruce, blue	12 to 24	Fair	No	64	Spruce, blue	24+	Fair	Yes
13	Mulberry	7	Fair	No	65	Red Cedar	12 to 24	Good	No
14	Maple, sugar	7	Good	No	66	Douglas Fir	24+	Good	No
15	Yew	12 to 24	Fair	No	67	Crabapple	8.5	Poor	No
16	Spruce, white	12 to 24	Fair	No	68	Oak, bur	34.0	Good	Yes
17	Maple, sugar	22.0	Poor	No	69	Spruce, blue	24+	Good	Yes
18	Crabapple	10.0	Fair	Yes	70	Spruce, blue	24+	Good	No
19	Arborvitae	6 to 12	Good	No	71	Douglas Fir	24+	Good	No
20	Arborvitae	6 to 12	Fair	No	72	Yew	6 to 12	Fair	No
21	Arborvitae	6 to 12	Fair	No	73	Oak, bur	32.0	Good	Yes
22	Spruce, blue	12 to 24	Fair	No	74	Yew	6 to 12	Good	No
23	Spruce, blue	24+	Fair	No	75	Walnut, black	11.0	Good	Yes
24	Spruce, blue	24+	Fair	No	76	Mulberry	4.5	Fair	No
25	Spruce, blue	24+	Fair	No	77	Elm, American	4.0	Good	No
26	Spruce, blue	24+	Fair	No	78	Pine, red	24+	Good	Yes
27	Pine, red	24+	Good	Yes	79	Elm, American	29	Poor	No
28	Pine, white	24+	Good	Yes	80	Elm, American	25	Good	Yes
29	Oak, red	32.5	Good	Yes	81	Elm, American	9	Good	No
30	Arborvitae	24+	Fair	No	82	Elm, American	9	Good	No
31	Arborvitae	24+	Fair	Yes	83	Douglas Fir	12 to 24	Fair	No
32	Arborvitae	12 to 24	Fair	No	84	Douglas Fir	24+	Good	No
33	Arborvitae	6 to 12	Poor	No	85	Red Cedar	6 to 12	Good	No
34	Arborvitae	6 to 12	Fair	No	86	Douglas Fir	12 to 24	Fair	No
35	Yew	6 to 12	Fair	No	87	Oak, bur	27.0	Good	Yes
36	Arborvitae	6 to 12	Fair	No	88	Oak, bur	22.0	Fair	Yes
37	Arborvitae	6 to 12	Fair	No	89	Yew	6 to 12	Good	No
38	Arborvitae	6 to 12	Fair	No	90	Yew	6 to 12	Good	No
39	Maple, sugar	28.0	Good	Yes	91	Oak, red	42.5	Very Poor	No
40	Arborvitae	12 to 24	Fair	No	92	Douglas Fir	24+	Good	No
41	Oak, bur	28.0	Good	Yes	93	Douglas Fir	24+	Good	No
42	Yew	12 to 24	Fair	No	94	Douglas Fir	24+	Fair	No
43	Spruce, blue	24+	Fair	No	95	Maple, sugar	3.0	Good	No
44	Spruce, blue	24+	Fair	No	96	Oak, bur	31.0	Good	Yes
45	Spruce, blue	24+	Fair	No	97	Oak, red	30.5	Fair	Yes
46	Yew	12 to 24	Good	No	98	Pine, red	24+	Good	Yes
47	Yew	12 to 24	Fair	No	99	Fir, white	24+	Good	Yes
48	Spruce, blue	24+	Fair	Yes	100	Douglas Fir	24+	Fair	No
49	Pine, Scots	24+	Good	Yes	101	Pine, Austrian	24+	Fair	Yes
50	Spruce, blue	24+	Good	Yes	102	Pine, Austrian	24+	Fair	Yes
51	Pine, Scots	24+	Good	Yes	103	Pine, Austrian	24+	Fair	Yes
52	Spruce, blue	24+	Good	No	104	Arborvitae	6 to 12	Good	No
					105	Arborvitae	6 to 12	Fair	No

Hardcover - 5135 Weeks & 5115 Weeks

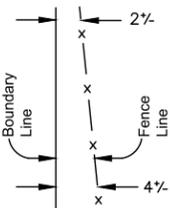
Lot Area = 63,619 S.F.
House = 5,026 S.F.
Shed = 102 S.F.
Deck/Wood Surface = 2,635 S.F.
Paver Surface = 985 S.F.
Bituminous Surface = 3,628 S.F.
Total Area = 12,376 S.F.
Coverage = 19.45%

Tree Legend

- Coniferous Tree
- Deciduous Tree
- Coniferous Tree to be removed
- Deciduous Tree to be removed
- Tree to be removed
- Tree offsite

Tree Removal Summary

Coniferous 6" to 12": 0
Coniferous 12" to 24": 0
Coniferous 24"+: 8
Deciduous 1.5" to 6": 1
Deciduous 20"+: 3
Total Trees Removed 12



Fence ties are shown on the side of the boundary line that the fence is located on.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 1st day of February, 2018.

David B. Pemberton, PLS Minnesota License No. 40344
pemberton@sathre.com



- CAST IRON MONUMENT
- CATCH BASIN
- FLARED END SECTION
- GATE VALVE
- GUY WIRE
- HYDRANT
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SURVEY CONTROL POINT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SIGN
- 972.5 GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- SILT FENCE

- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- GUARD RAIL
- HAND HOLE
- SOIL BORING
- TREE CONIFEROUS
- TREE DECIDUOUS
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- WELL
- TIMBER RET WALL
- KEYSTONE RET WALL

- BITUMINOUS
- BSBL BUILDING SETBACK LINE
- CTV CABLE TV
- CONCRETE CURB
- CONCRETE
- CONTOUR EXISTING
- CONTOUR PROPOSED
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- RAILROAD TRACKS
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- UTILITY UNDERGROUND
- WATERMAIN
- PAVERS

JOB #: 4930-023
REVISION DATE: 2-6-18
SHEET 1 OF 2 SHEETS



SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000



Grading Plan
Prepared for:
Richard and Bethany Reut
on Behalf of:
Kyle Hunt and Partners, Inc

Permit #	FORM #8 Return this document to City Hall
Receipt #	



Grading Permit Application

This form becomes a "permit" when city staff issues a permit number. If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Property Owner(s)	Richard & Bethany Reut, see attached notation.
Property Address	5135 Weeks Road, Greenwood

Person completing this form: Grading Contractor Property Owner Builder / Architect
 This sheet is accompanied by a **Building Permit Application (Form #1)**: Yes (skip to section 2) No (complete section 1)

SECTION 1

Date Application Submitted	9/24/18
Property Owner's Mailing Address	5135 Weeks Road, Greenwood
Property Owner's Phone Number	612-298-0892, Richard Reut
Property Owner's Email	ricreut@gmail.com
Contractor or Builder / Architect Name	Kyle Hunt & Partners, Inc.
Contractor or Builder / Architect Address	18324 Minnetonka Boulevard, Deephaven, 55391
Contractor or Builder / Architect Phone	952-476-5999
Contractor or Builder / Architect Email	kyle.hunt@kylehuntpartners.com

SECTION 2

Total surface area to be moved, disturbed, cut, or filled (square feet)	3,300 sf
Total volume of soil or earth to be moved, disturbed, cut, or filled (cubic feet)	75 cy
Estimated start date	upon approval

Work is required for: Remodeling of an existing structure Construction of a new structure Other: Landscape

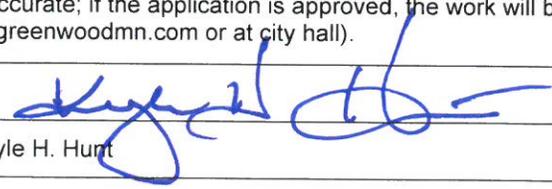
Work is due to circumstances not related to the land or existing drainage issues, but due to an election by the property owner to make an addition to a principal or accessory structure: Yes No

The average elevation of the land will increase / decrease by: Less than 1ft
 1ft or more in a 100+ sq ft area (city engineer approval required) 2ft or more in a 300+ sq ft area (variance required)

Per code section 1140.19 subd 3, the following items must submitted with this application:

(1) Survey (2) Stormwater Management Plan prepared by a civil engineer

The undersigned hereby submits this application (including a survey and Stormwater Management Plan) for a grading permit and certifies the information provided on this permit application is true and correct to the best of my knowledge. The property owner(s) listed above are the sole fee title owner(s) of the described property; information provided on this application and submitted documents is true, complete and accurate; if the application is approved, the work will be in accordance with the application and city code section 1140.19 (view at www.greenwoodmn.com or at city hall).

Signature		Date: 9/24/18
Print Name	Kyle H. Hunt	

This section completed if grading is NOT in conjunction with a building permit:

For Office Use Only	Fee Amount \$	Fee Paid: <input type="checkbox"/> Cash <input type="checkbox"/> Check #	Date Pmt Received:
----------------------------	---------------	--	--------------------

Form Updated 10-27-14

RESOLUTION NO 09-18

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA
ACTING AS THE BOARD OF APPEALS & ADJUSTMENTS**

APPROVING

In Re: Application of Kyle Hunt & Partners for the properties at 5135 and 5115 Weeks Road for a conditional use permit under Greenwood ordinance code section 1140.19(2), and 1150.20 to permit grading or site / lot topography alterations involving 3,300 square feet of surface area and 75 cubic yards of volume.

WHEREAS, Applicant Kyle Hunt & Partners (hereinafter 'Applicant') represents the owners of property commonly known as 5135 Weeks Road, Greenwood, Minnesota 55331 (PID No. 26-117-23-41-0029), and 5115 Weeks Road Greenwood, Minnesota 55331 (PID No. 26-117-23-41-0036) being real property located in Hennepin County, Minnesota; and

WHEREAS, 5135 Weeks Road is legally described as follows:

TRACT B REGISTERED LAND SURVEY NO. 1030 AND TRACT H REGISTERED LAND SURVEY NO 1169,
HENNEPIN COUNTY, MINNESOTA.

; and

WHEREAS, 5115 Weeks Road is legally described as follows:

TRACT G REGISTERED LAND SURVEY NO 1169, HENNEPIN COUNTY, MINNESOTA.

WHEREAS, the applicant proposes to regrade the properties in order to create a flat area in the front yards; and

WHEREAS, notice of a public hearing was published, notice given to neighboring property owners, and a public hearing was held before the planning commission to consider the application; and

WHEREAS, public comment was taken at the public hearing before the planning commission on October 10, 2018; and

WHEREAS, the city council of the city of Greenwood has received the staff report, the recommendation of the planning commission, and considered the application, the comments of the applicant, and the comments of the public.

NOW, THEREFORE, the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments does hereby make the following:

FINDINGS OF FACT

1. That the real properties located at 5135 Weeks Road, Greenwood, Minnesota 55331 (PID No. 26-117-23-41-0029), and 5115 Weeks Road Greenwood, Minnesota 55331 (PID No. 26-117-23-41-0036) are single-family lots of record located within the R-1A district.
2. The applicant is proposing to alter site / lot topography impacting 3,300 square feet of surface area and 75 cubic yards of soil volume in conjunction with the creation of a flat area in the front yards of the properties. Pursuant to Greenwood ordinance code 1140.19(2), grading or site/lot topography alteration involving more than 200 square feet of surface area, and involving more than 7 cubic yards of material, requires the property owner to apply for a CUP.
3. Pursuant to Greenwood ordinance code section 1150.20, Subd. 3, Conditional Use Permits (general regulations), the city council may impose such conditions and safeguards upon the property benefitted by a CUP as may be necessary to maintain compatibility with other properties in the neighborhood.
4. Greenwood ordinance section 1150.20, Subd 1 states:

"Subd. 1. The planning commission shall make findings and recommendations to the city council. The council may then authorize a conditional use by resolution provided the evidence presented is such as to establish:

- (a) That the proposed use will comply with the regulations specified in this ordinance for the district in which the proposed use is to be located.
- (b) That the use is one of the conditional uses permitted for the district in which it is to be located.
- (c) The use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city.
- (d) The use will be harmonious with the objectives of the comp plan.
- (e) The use will not be hazardous or disturbing to existing or future neighboring uses.
- (f) The use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools, or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
- (g) The use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- (h) The use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
- (i) The use will have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
- (j) The use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
- (k) The use will not depreciate surrounding property values.”

- 6. The applicant asserts that the proposed CUP request complies with CUP standards in Greenwood ordinance section 1150.20, Subd 1.
- 7. The planning commission discussed the CUP request and on a 3-0 vote recommended approval because the proposed CUP request complies with the CUP standards in Greenwood ordinance section 1150.20, Subd 1. The planning commission did not recommend requiring any conditions for approval.
- 8. Based on the foregoing, the city council determined that the proposed CUP request complies with the CUP standards in Greenwood ordinance section 1150.20 subd 1, and not subject to any conditions.

CONCLUSIONS OF LAW

Based upon the foregoing findings of fact, the city council acting as the Board of Appeals & Adjustments makes the following conclusions of law:

- 1. The applicant has made an adequate demonstration of facts meeting the standards of sections 1140.19(2) and 1150.20 necessary for the granting of a CUP.
- 2. The CUP requested is reasonable and no additional conditions are required in the granting of the CUP.

NOW, THEREFORE, BE IT RESOLVED by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments that the city of Greenwood does hereby grant and issue a Conditional Use Permit to alter site / lot topography impacting 3,300 square feet of surface area and 75 cubic yards for the properties at 5135 and 5115 Weeks Road, not subject to conditions.

PASSED this ____ day of _____, 2018 by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments for the city of Greenwood, Minnesota.

____ AYES ____ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana Young, City Clerk



Agenda Number: **7C**

Agenda Date: **11-07-18**

Prepared by Dale Cooney & Deb Kind

Agenda Item: First reading of ordinance 282: revisions to section 1140.19 regarding grading regulation & restrictions

Summary: Based on the recommendation of the planning commission, the city council is considering revisions to its grading ordinance. The intent of the revisions would be to make the ordinance less restrictive such that standard grading requests for new houses and smaller landscaping projects would not require a conditional use permit. Since proposed grading standards would be relaxed to be comparable to those of peer cities, projects that exceed grading regulations would now have to meet a higher standard for approval via a variance request.

Planning Commission Action: The planning commission held a public hearing to consider the ordinance at their 09-12-18 meeting. Motion by Barta to recommend approval of the ordinance as written. Motion was seconded by Gallagher. Motion carried 3-0.

10-03-18 Council Meeting: The city council discussed the proposed ordinance at the 10-03-18 meeting and approved the following motion ...

Motion by Fletcher that the city council continues discussion of the grading ordinance to the November council meeting to allow for more council input. Second by Conrad. Motion passed 3-0.

Timeline:

- ~~09-05-18 The city council reviews the first draft of the ordinance.~~
- ~~09-12-18 Planning commission holds public hearing and makes a recommendation to the city council.~~
- ~~10-03-18 City council discussed the ordinance and continued the discussion to the 11-07-18 meeting.~~
- 11-07-18 City council considers 1st reading of the ordinance (may make revisions / may waive 2nd reading).
- 11-08-18 If the 2nd reading is waived, the ordinance is submitted to the Sun-Sailor for publication.
- 11-15-18 If the 2nd reading is waived, the ordinance is published in the Sun-Sailor (goes into effect on this date).
- 12-05-18 City council considers 2nd reading of the ordinance (may make revisions).
- 12-06-18 The ordinance is submitted to the Sun-Sailor for publication.
- 12-13-18 The ordinance is published in the Sun-Sailor (goes into effect on this date).

Council Action: Potential motions ...

1. I move the city council (1) approve the first reading of ordinance 282 amending the city's zoning code section 1140.19 regarding grading regulation & restrictions as written / as amended; (2) waives the second reading; and (3) directs staff to submit ordinance 282 to the Sun-Sailor for publication.
2. I move the city council (1) approve the first reading of ordinance 282 amending the city's zoning code section 1140.19 regarding grading regulation & restrictions as written / as amended; and (2) directs that the ordinance be placed on the November council agenda for a 2nd reading.
3. I move the city maintain its current ordinance regulations.

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
SECTION 1140.19 REGARDING GRADING REGULATIONS AND RESTRICTIONS**

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

SECTION 1.

Greenwood ordinance code section 1140.19 subdivisions 3 through 6 are amended to read as follows:

Subd. 3. Grading Permit Application. ~~No land in the city may be excavated, graded, or filled in an amount that exceeds a) 50 cubic yards; or b) increases or decreases the finished grade by more than 1 foot and up to 3 feet in an area greater than 300 square feet, without grading permit approval from the city engineer and zoning administrator.~~ Application for a grading permit shall be made to the zoning administrator. In support of a grading permit the applicant shall set forth in writing a full description of the grading or site / lot topography alteration to be performed, including:

- (a) the total surface area to be moved, disturbed, cut or filled,
- (b) the total volume of soil or earth to be moved, disturbed, cut or filled,
- (c) the reason why the grading or topography alteration is required,
- (d) whether the work is required for the remodeling of an existing structure or construction of a new structure, whether the grading or topography alteration or disturbance is due to drainage issues related to existing
- ~~(e) topography or structures,~~
- ~~(fe) whether the grading or topography alteration or disturbance is or due to circumstances not related to the land or existing drainage issues but due to an election by the property owner to make an addition to a principal or accessory structure,~~
- ~~(f) the cubic feet of material to be disturbed, added and removed,~~
- ~~(g) the surface area in square feet to be disturbed.~~

If upon review, the zoning administrator is satisfied a) that the application is complete, b) that the application is supported by a statement of accuracy, c) that the grading or site / lot topography alteration request does not ~~involve more than 200 square feet of surface area, increase or decrease the finished grade of a property by more than 3 feet at any point and d) that the grading or site / lot topography alteration does not involve or more than 7 cubic yards of material,~~ and ~~ed~~) the grading or site / lot alteration will not alter the existing drainage pattern or concentrate or accelerate the flow of water off the lot, a grading permit may be issued without a ~~conditional use permit application~~ first obtained. ~~All other grading permit requests shall require a conditional use permit application.~~ Any site / lot topography alteration that increases or decreases the finished grade of a property by more than 3 feet at any point requires a variance pursuant to section 11505 of this code.

Subd. 4. Additional Information Required in Support of Grading ~~Conditional Use Permit Applications Variance Requests~~. Grading ~~conditional use permits variance requests~~, shall, in addition to all of the information required in subdivision 2 above and all information required under section 1150, be supported by i) a current topographic survey by a licensed surveyor illustrating the existing topography of the entire lot in 2-foot contours, existing drainage pattern, existing drainage volumes, existing mean lot grade, ii) a topographic of the entire lot showing proposed topography in 2-foot contours post grading, proposed drainage pattern, proposed drainage volumes, the proposed mean lot grade, and the proposed Building Perimeter Grade, and iii) a stormwater management plan for the entire lot post grading prepared by a civil engineer meeting the approval of the city engineer.

Subd. 5. Grading Limitations. In considering the issuance of a ~~conditional use permit application variance~~ for grading or site / lot alteration, the city may impose reasonable restrictions to protect property, both public and private, from concentrated or redirected stormwater flow, inundation, flooding, erosion, water hazard, ponding, or damage. The city may impose stormwater management and drainage controls, including but not limited to, holding ponds or other water management methods recommended by the city engineer, and such other requirements as are deemed necessary to protect the public health safety and welfare against actual or potential harm or other damage related to the proposed grading or site / lot alteration. In granting a grading ~~conditional use permit variance~~ the city may require that the proposed above grade building volume, building height, and structure height be determined using and limited by the existing building perimeter grade or a previous estimated building perimeter grade, if the site has had previous grading performed instead of the proposed building perimeter grade.

~~Subd. 6. Grade Alteration. The existing grade of a lot shall not be altered by the addition or removal of fill or by grading so as to increase or decrease the average elevation of the land by more than 1 foot in any area greater than 100 square feet~~

~~without the approval of the city engineer. The measurements shall be calculated by averaging the lowest point of elevation and highest point of elevation in the square foot area on the existing survey compared to the proposed survey.~~

SECTION 4.

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

**AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA
AMENDING GREENWOOD ORDINANCE ZONING CODE
SECTION 1140.19 REGARDING GRADING REGULATIONS AND RESTRICTIONS**

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

SECTION 1.

Greenwood ordinance code section 1140.19 subdivisions 3 through 6 are amended to read as follows:

Subd. 3. Grading Permit Application. No land in the city may be excavated, graded, or filled in an amount that exceeds a) 50 cubic yards; or b) increases or decreases the finished grade by more than 1 foot and up to 3 feet in an area greater than 300 square feet, without grading permit approval from the city engineer and zoning administrator. Application for a grading permit shall be made to the zoning administrator. In support of a grading permit the applicant shall set forth in writing a full description of the grading or site / lot topography alteration to be performed, including:

- (a) the total surface area to be moved, disturbed, cut or filled,
- (b) the total volume of soil or earth to be moved, disturbed, cut or filled,
- (c) the reason why the grading or topography alteration is required,
- (d) whether the work is required for the remodeling of an existing structure or construction of a new structure, whether the grading or topography alteration or disturbance is due to drainage issues related to existing topography or structures,
- (e) whether the grading or topography alteration or disturbance is or due to circumstances not related to the land or existing drainage issues but due to an election by the property owner to make an addition to a principal or accessory structure.

If upon review, the zoning administrator is satisfied a) that the application is complete, b) that the application is supported by a statement of accuracy, c) that the grading or site / lot topography alteration request does not increase or decrease the finished grade of a property by more than 3 feet at any point, and d) the grading or site / lot alteration will not alter the existing drainage pattern or concentrate or accelerate the flow of water off the lot, a grading permit may be issued without a variance first obtained. Any site / lot topography alteration that increases or decreases the finished grade of a property by more than 3 feet at any point requires a variance pursuant to section 1155 of this code.

Subd. 4. Additional Information Required in Support of Grading Variance Requests. Grading variance requests, shall, in addition to all of the information required in subdivision 2 above and all information required under section 1150, be supported by i) a current topographic survey by a licensed surveyor illustrating the existing topography of the entire lot in 2-foot contours, existing drainage pattern, existing drainage volumes, existing mean lot grade, ii) a topographic of the entire lot showing proposed topography in 2-foot contours post grading, proposed drainage pattern, proposed drainage volumes, the proposed mean lot grade, and the proposed Building Perimeter Grade, and iii) a stormwater management plan for the entire lot post grading prepared by a civil engineer meeting the approval of the city engineer.

Subd. 5. Grading Limitations. In considering the issuance of a variance for grading or site / lot alteration, the city may impose reasonable restrictions to protect property, both public and private, from concentrated or redirected stormwater flow, inundation, flooding, erosion, water hazard, ponding, or damage. The city may impose stormwater management and drainage controls, including but not limited to, holding ponds or other water management methods recommended by the city engineer, and such other requirements as are deemed necessary to protect the public health safety and welfare against actual or potential harm or other damage related to the proposed grading or site / lot alteration. In granting a grading variance the city may require that the proposed above grade building volume, building height, and structure height be determined using and limited by the existing building perimeter grade or a previous estimated building perimeter grade, if the site has had previous grading performed instead of the proposed building perimeter grade.

SECTION 4.

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



Agenda Item: Review Draft of 2040 Comprehensive Plan

Summary: Every 10 years, Minnesota state law requires cities, townships, and counties in the seven-county metro area to prepare comprehensive plan updates as required by the *Metropolitan Land Planning Act*. Ostensibly, the goal of the law is to create a regional approach to growth and development particularly as it pertains to region-wide systems such as wastewater and transportation. Cities must submit their comprehensive plan to the Metropolitan Council for review of the plan's compatibility and conformity with the Council's regional system plans. When the Metropolitan Council determines that a city's comprehensive land use plan may have a substantial impact on or contain a substantial departure from the Metropolitan Council's regional system plans, the Metropolitan Council has the statutory authority to require the city to conform to the Council's system plans.

Greenwood's local comprehensive plan is statutorily required to address several plan elements: Land Use, Transportation, Water Resources (Wastewater, Surface Water, Water Supply), Parks and Trails, Housing, and Implementation. Other plan areas of regional interest identified by the Metropolitan Council include Resilience and Economic Competitiveness. Historically, Greenwood has only provided those elements required by statute.

Greenwood is a developed community and is not expected to see a significant change in population or housing units over the term of this comprehensive plan update. Region-wide systems such as wastewater or transportation will be negligibly impacted by changes within the city of Greenwood. Due to these conditions, no significant changes to the city's comprehensive plan are proposed. The plan is a vision for Greenwood from now until 2040.

Planning Commission Action: The planning commission held a public hearing of the draft comprehensive plan at their 02-21-18 meeting and recommended approval of the document as presented.

Update: Attached for review is an (1) updated 10-20-18 draft of the comp plan main document with tracked revisions related to the recent approval of the new residential zoning ordinance, (2) updated attachment B zoning map per the recent approval of the new residential zoning ordinance, and (3) updated attachment C zoning district descriptions per the recent approval of the new residential zoning ordinance. Note: As of the council packet deadline Bolton & Menk had not completed SWMP updates that incorporate comments received from the Minnehaha Creek Watershed and Met Council. If the SWMP is completed prior to the 11-07-18 meeting, the file will be emailed to the city council and hard copies will be at the meeting.

Timeline: Comprehensive plan updates are required to be submitted for review to the Metropolitan Council by 12-31-18. Below is the timeline the city is following ...

- ~~08-02-17~~ — ~~The city council holds a public hearing to gather public input.~~
- ~~08-02-17~~ — ~~The city council discusses public input and gives direction to the subcommittee.~~
- ~~Aug-Jan~~ — ~~The subcommittee works with the city zoning administrator and the city engineer to update the comp plan.~~
- ~~02-14-18~~ — ~~Deadline for the subcommittee to submit a draft to staff for inclusion in the planning commission packet.~~
- ~~02-21-18~~ — ~~The planning commission reviews the draft, holds a public hearing, and makes recommendations.~~
- ~~04-04-18~~ — ~~City council reviews draft of comp plan.~~
- ~~04-13-18~~ — ~~Deadline for Surface Water Management Plan update from Bolton & Menk.~~
- ~~4/13-4/20~~ — ~~Staff incorporates SWMP update into draft of comp plan.~~
- ~~04-20-18~~ — ~~City council packet deadline.~~
- ~~05-02-18~~ — ~~The city council reviews the draft of the comp plan, approves the draft with or without revisions, and authorizes the draft to be sent to neighboring cities.~~
- ~~May-Oct~~ — ~~The draft is sent to the watershed and Met Council for review. Revisions are made based on comments received from the watershed and Met Council.~~
- 11-07-18 — The city council reviews the revised draft of the comp plan.
- 11-16-18 — Deadline for neighboring cities' input. (6 months required by law).
- 11/16-11/23 — Neighboring cities' input (if any) is redlined into the draft of the comp plan.
- 11-23-18 — City council packet deadline.
- 12-05-18 — The city council approves the draft with or without further revisions for submission to the Met Council.
- 12-31-18 — Deadline for the city to submit the draft of the comp plan to the Met Council.

City Council Action: No action required. Suggested motions ...

1. I move the city council (1) directs the following revisions be made to the draft of the 2040 comprehensive plan: _____; and (2) directs staff to include the revised draft on the 12-05-18 agenda for approval.
2. Do nothing or other motion.

2040 COMPRHENSIVE PLAN GREENWOOD, MINNESOTA

BACKGROUND, OVERVIEW, GOALS, POLICIES

Background 4

LOCATION
HISTORY

Overview 4

LAND USE SECTION SUMMARY
Protection
Land Use
Housing

PUBLIC FACILITIES SECTION SUMMARY
Public Utilities
Transportation
Recreation, Parks, Trails, Open Space

IMPLEMENTATION SECTION SUMMARY
Controls
Capital Improvements Program
Housing Implementation Program

Protection Goals / Policies..... 6

PROTECTION GOALS
NATURAL WATERCOURSE POLICIES
WETLAND POLICIES
LAKE POLICIES
SLOPE POLICIES
WOODLAND POLICIES
AGGREGATE RESOURCE POLICIES
HISTORIC SITES & STRUCTURES POLICIES

Housing Goals / Policies 7

Land Use Goals / Policies 7

Recreation, Parks, Trails, Open Space Goals / Policies..... 8

Solar & Wind Energy Goals / Policies..... 8

LAND USE

Existing Land Uses Inventory..... 9

Regional Growth Policy..... 10

Protection 10

HISTORIC SITES & STRUCTURES

Historic Sites & Structures Inventory & Plan

ENVIRONMENTAL FEATURES

Natural Watercourses Inventory & Plan

Wetlands Inventory & Plan

Lakes Inventory & Plan

Woodlands Inventory & Plan

Slopes Inventory & Plan

Land Use..... 14

INTRODUCTION

5-YEAR STAGING

REDEVELOPMENT AREAS

NEW LAND TO URBAN SERVICE AREA

LAND USE MAP

RESIDENTIAL DEVELOPMENT

COMMERCIAL AND INDUSTRIAL AREAS

COMMERCIAL DEVELOPMENT AND EMPLOYMENT FORECASTS

NON-HIGHWAY LINKAGES (TRAILS)

BRIDGE PLAN

STAGING: FLEXIBILITY & OPTIONS

HISTORIC SITES & STRUCTURES

Housing..... 16

INTRODUCTION

HOUSEHOLD CHARACTERISTICS

Population & Household Development

METROPOLITAN COUNCIL FORECASTS

FUTURE HOUSING DEMAND

Life Cycle Evolution

The Baby Boom Generation

Rental Housing

HOUSING PLAN

Livable Communities Program

Housing Maintenance Code / Code Enforcement

Rehabilitation / Renovation Programs

Affordable Housing

Infrastructure Improvements

PUBLIC FACILITIES

Public Utilities 19

UTILITIES INVENTORY

Sanitary Sewer

Water

Storm Sewer

UTILITIES PLAN

Sanitary Sewer

Water

Storm Sewer

Transportation..... 20

THOROUGHFARES

LOCAL TRANSPORTATION SYSTEMS

AVIATION & AIRPORTS

TRAFFIC FLOW & CONGESTION

STREET MAINTENANCE

PUBLIC SAFETY SERVICES

Recreation, Parks, Trails, Open Space 21

INTRODUCTION

RECREATION, PARKS, TRAILS, OPEN SPACE SUPPLY

RECREATION, PARKS, TRAILS, OPEN SPACE PLAN

IMPLEMENTATION

Administration Procedures 22

Official Controls 22

Environmental Protection 22

Housing..... 22

ATTACHMENTS

A. STREET & TRAIL MAP

B. ZONING MAP

C. ZONING DISTRICT DESCRIPTIONS

D. EXISTING LAND USE

E. PROPOSED LAND USE

F. LAND USE TABLE

G. METRO TRANSIT BUS ROUTES 670 & 671

H. SANITARY SEWER MAP

I. STORMWATER MANAGEMENT PLAN

BACKGROUND, OVERVIEW, GOALS, POLICIES

Background

LOCATION

Greenwood is mainly a residential community located on the southeast area of Lake Minnetonka approximately 20 minutes west of Minneapolis, MN on State Hwy 7. The city of Excelsior is located to the southwest of Greenwood, the city of Deephaven is located to the north, and the city of Shorewood is located to the east.

HISTORY

With the Treaties of the Traverse des Sioux and Mendota concluding in the year 1851, the Dakota "Sioux" Indians ceded lands to the United States lying in Minnesota including the lands around Lake Minnetonka. In 1852, surveyor reports reached the east coast and caught the attention of promoters in New York. By 1853, a colony of settlers led by George M. Bertram, Charles Galpin, and Peter Gideon under the title "Excelsior Association Number 1" arrived at Excelsior Bay. In 1854, the village of Excelsior was platted. In 1856, there was an effort to establish a village on the north shore of St. Alban's Bay, Lake Minnetonka. The name St. Alban's was given to the community by the original settler whose wife came from St. Alban's, England. A mill was established at the site but economics prevailed, the village of Excelsior grew, and village of St. Alban's was abandoned. The name, however, carried on in its association with the bay which Greenwood largely surrounds.

By 1880, the Excelsior / Lake Minnetonka area was home to many resorts and summer cabins. At the turn of the twentieth century, developers were beginning to plat and sell lakeshore parcels, often in small sizes intended for cabins. Many of those lots continue to be of record today.

At the close of World War II, the Excelsior area grew increasingly attractive to those who wished to obtain lakeshore on Lake Minnetonka, but had the need for reasonable commuting distance to Minneapolis afforded by Hwy 7. Today, Greenwood provides highly desirable residential neighborhoods, many of which have lakeshore. The need for local control of neighborhoods was a principal motivator in the breakup of Excelsior Township in 1956, when Excelsior Township was divided into the cities of Excelsior, Greenwood, and Shorewood.

Comprised mostly of residential neighborhoods with a few commercial properties, the city of Greenwood expects that it will continue to focus its attention on providing a quality residential environment.

Overview

In conformance with the Metropolitan Land Planning Act, the city of Greenwood prepared a development guide plan in October 1972. Comprehensive plans for 2010, 2020, and 2030 also were prepared.

As required by the Metropolitan Land Planning Act, the city of Greenwood has updated its comprehensive plan for 2040. Little change has been made to this update of the comprehensive plan – mainly due to the fact that Greenwood is a small city that is almost fully developed. Therefore, no reference is made to development plans for housing and expansion.

As in past years, the philosophy of the city has been to share services with adjacent communities when possible, while retaining Greenwood's own identity. Greenwood continues to cooperate with surrounding communities in order to minimize the cost of the services by contracting for services from adjacent communities or sharing in the cost of services whenever possible through common efforts. Cooperative efforts include:

1. Administration, public works, sewer, and zoning services provided by a contract with the city of Deephaven.
2. Building inspection services provided by a contract with the city of Minnetonka via Deephaven.
3. Fire protection provided through the Excelsior Fire District, which operates under a joint powers agreement between the cities of Greenwood, Deephaven, Excelsior, Shorewood, and Tonka Bay.
4. Police service provided by the South Lake Minnetonka Police Department (SLMPD) which, which operates under a joint powers agreement between the cities of Greenwood, Excelsior, Shorewood, and Tonka Bay.

The city also appoints representatives to serve on the boards of the Lake Minnetonka Conservation District and Lake Minnetonka Communications Commission and an ex-officio member of the St. Albans Bay Lake Improvement District.

The Greenwood comprehensive plan contains three primary sections – Land Use, Public Facilities, and Implementation. The following summarizes the three major elements of the comprehensive plan.

LAND USE SECTION SUMMARY

Greenwood's current and future land use will be addressed by focusing on the following issues:

Protection

This section describes how the city regulates the use and development of land and water in regard to:

- Natural watercourses
- Wetlands
- Lakes
- Slopes
- Woodlands

Land Use

This section includes an analysis of the existing and proposed locations, intensity, and extent of the use of land and water for residential, commercial, industrial, and other public and private purposes.

Housing

This section includes an analysis of opportunities to meet existing and projected local housing needs, including the availability of land for future development.

PUBLIC FACILITIES SECTION SUMMARY

The Public Facilities section considers the community's needs related to sanitary sewers, storm sewers, water, transportation, parks, and open space. It explores the character, location, timing, sequence, function, use, and capacity of existing and future public facilities. Specifically, it addresses existing and potential effects that projected growth and development may have on the following:

Public Utilities (Sanitary Sewer, Storm Sewer, and Water)

This section includes a description, designation, and scheduling of areas served or to be served by public sewer and water systems.

Transportation

This section includes a description, designation, and scheduling of the location, function, and capacity of existing and proposed local public and private transportation services and facilities.

Recreation, Parks, Trails, Open Space

This section includes a description, designation, and scheduling of improvements to existing and proposed parks and recreational open spaces within the city.

IMPLEMENTATION SECTION SUMMARY

Achieving the land use pattern and public facilities infrastructure addressed in the Land Use and Public Facilities sections of the plan requires the delineation of specific implementation techniques. The goals and policies offered in the planning framework will be realized if they are supported by the following:

Controls

A description of necessary ordinance modifications including a schedule for the preparation, adoption, and administration of such controls.

Capital Improvements Program

Addressing transportation, sewers and water, parks and open space facilities.

Housing Implementation Program

Controls designed to help implement the housing element of the land use plan.

Protection Goals / Policies

PROTECTION GOALS

1. To protect natural resources which serve vital functions in the city, such as drainage ways, wetlands, and other environmental features.
2. To preserve sites and structures of historical importance.

NATURAL WATERCOURSE POLICIES

1. Continue to implement city ordinances and partner with the Department of Natural Resources (DNR) and Minnehaha Creek Watershed District (MCWD) to protect natural drainage ways and watercourses from accelerated stormwater run-off or constriction in conjunction with the development, redevelopment, or expansion of housing and / or subdivision of land through use of restrictive easements, land-use regulation, and hard-surfacing regulations.

WETLAND POLICIES

1. Continue to implement city ordinances and partner with the DNR and MCWD to protect wetlands from alteration or encroachment by physical structures or development to preserve the essential role of wetlands in the hydrology and ecology of the community.
2. Continue to maintain an official city wetland map.
3. Continue to implement city ordinances to protect wetlands as part of public or private development or subdivisions.

LAKE POLICIES

1. Continue to implement the city's Shoreland Management District ordinance that meets or exceeds Department of Natural Resources shoreline standards to protect the shoreland from undue hardcover and specifically protect the shore impact zone from adverse consequences of development.
2. Continue to partner with Lake Minnetonka Conservation District, DNR, and MCWD for implementation of standards regarding stormwater runoff.
3. Continue to implement city stormwater management ordinances that meet or exceed state and watershed standards.
4. Encourage the maintenance of vegetation along the shorelines of Lake Minnetonka and encourage stabilization of the shoreline by individual property owners.

SLOPE POLICIES

1. Continue to implement city ordinances to ensure that slopes >30% that are susceptible to severe erosion are maintained in as natural state as possible with vegetative cover to minimize erosion problems.
2. Continue to implement city ordinances to ensure that slopes that are subject to moderate erosion (12-30%) are covered with vegetation to minimize erosion problems and require information regarding soil loss both during and after construction.
3. Continue to implement city ordinances to ensure that soil is left bare for the shortest time possible and techniques are employed to trap sediment.
4. Continue to implement the city's Shoreland Management District ordinance to ensure bluff setbacks are maintained and that slopes and other natural features are free of unnecessary erosion through the introduction of destabilizing development and / or loss of natural vegetation.

WOODLAND POLICIES

1. Continue to implement city ordinances for public or private construction to minimize the removal of trees, shrubs, and groundcover, with replanting occurring where removal is done.
2. Continue to implement city ordinances that require fencing to protect trees during construction.
3. Continue to implement city ordinances that require identification of existing trees, trees to be removed, and proposed plantings for subdivisions and construction projects.
4. Encourage tree preservation by enforcing the city's tree ordinance, which requires a tree inventory for subdivisions and construction projects, prevents clear-cutting of properties, and limits the removal of trees.

AGGREGATE RESOURCES POLICIES

1. There are no aggregate deposits of significant commercial potential in the city. Due to the fact the city is almost fully developed, there is no need to review the city ordinances to address aggregate mining.

HISTORIC SITES & STRUCTURES POLICIES

1. Continue to maintain the Greenwood portion of the Excelsior Cemetery through the agreement between the two cities.
2. Continue to work with the city of Excelsior to determine next steps for the St. Alban's Bay bridge and ensure compliance with Minnesota Department of Transportation Cultural Resources Unit and State Historic Preservation Office.
3. Continue to review places and structures that are not now "historic," but may eventually be considered historic in the future. If historic sites or structures are identified in the future, the city will take appropriate steps to ensure preservation.

Housing Goals / Policies

HOUSING GOALS

1. To have safe, healthy, and quality housing that respects the natural environment of the community.
2. To have a variety of housing ages and sizes to provide opportunities for ownership or rental for a variety of income levels.
3. To have a variety of housing choices including multiple housing and senior housing opportunities both within the city of Greenwood and within our neighboring communities.

HOUSING POLICIES

1. Continue to implement city ordinances to permit reasonable accommodations for the maintenance and modernization of the residential housing stock.
2. Continue to implement city ordinances to ensure safety and quality of rental properties.
3. Continue to allow, through reasonable accommodation, the maintenance and improvement of older homes consistent with city's variance procedures.
4. Consider the adoption of land use regulations that would provide flexibility in design and site planning that supports greater housing choices within the city.

Land Use Goals / Policies

LAND USE GOALS

1. To keep the character of residential neighborhoods.
2. To have commercial areas that are free of encroachments or undue impacts on adjacent residential areas.

LAND USE POLICIES

1. Continue to implement city ordinances that allow residential development on substandard size lots, which existed prior to the city's zoning ordinance.
2. Continue to implement city ordinances to maintain standards for residential properties regarding mass, setbacks, and hardcover.
3. Continue to implement city ordinances to maintain standards for commercial building regarding setbacks, hardcover, architectural design, landscaping, lighting, parking, access, buffering, signage, etc.

Recreation, Parks, Trails, Open Space Goals / Policies

RECREATION, PARKS, TRAILS, OPEN SPACE GOALS

1. To have parks, trails, and open spaces that conserve natural resources, protect environmentally sensitive areas, and fulfill the recreational needs of the citizens of Greenwood.

RECREATION, PARKS, TRAILS, OPEN SPACE POLICIES

1. Continue to maintain parks, trails, and open spaces which complement the development pattern of the city.
2. Continue to maintain open space areas that assist in the conservation and protection of ecologically sensitive areas.
3. Continue to encourage citizen participation in the planning and development of park, trail, and open space areas.
4. Continue to improve and upgrade parks, trails, and open spaces to keep pace with the changing needs of the community.

Solar & Wind Energy Goals

SOLAR / WIND ENERGY GOALS

To allow solar and wind energy systems that are compatible with the residential character of the city. Encourage the development of solar/wind energy facilities including solar/wind farms and solar/wind gardens located in appropriate settings.

LAND USE

Existing Land Uses Inventory

The city of Greenwood is located within the Metropolitan Council (Met Council) defined urban service area. . It contains approximately 234 acres or 0.37 square miles. Of that, 144.5 acres are single-family residential, 1.2 acres are multi-family residential, and 8.5 acres are commercial.

The net residential density in the city is 2.24 units per acre. If subdivision opportunities arise in the city, the city requires a minimum lot size of 15,000 sq ft – a density of 2.9 units per acre.

Existing roadways are included in the 2.24 units per acre estimate. The per unit acreage estimate does not include St. Alban’s Bay, Excelsior Bay or lower portions of Lake Minnetonka. The total area of the city including water is 1 square mile.

Of the existing acreage there are 7 wetlands that have been identified by the city and protected by wetland ordinances. They comprise approximately 8.2 acres independent of the waters of Lake Minnetonka. In addition, the shore impact zone (25 feet back from the ordinary high water mark) represents approximately 99 acres of the city. Flood plains are limited to land lying below 931.5 ASL; which is 2.1 feet above Lake Minnetonka’s OHWL of 929.4 ASL. There are locations within the residential areas abutting Lake Minnetonka which have top of bluff or bottom of slope regulation requirements but no calculation is available as to total acreage of these areas.

The principal use of land within in the city is single-family residential. 70.1% of the city’s land is devoted to single-family residential uses. 44% of the residences in the city of have lakeshore on Lake Minnetonka.

Currently there are two residential zoning districts: R-1, sets a 15,000 square foot lot minimum, and R-2, sets a 20,000 square foot lot minimum. Overall, 86% of the land zoned single-family residential include lots that are 15,000 square feet or smaller lots. Within these zones, there are very few remaining properties to be developed or further subdivided. Properties will likely be improved through repair, renovation, or demolition and reconstruction. Multi-family residential is limited to a 17-unit apartment complex located on 1.2 acres in the R-1 district a grandfathered non-conforming use and a 20-unit condominium complex located on 2 acres in the C-2 district. The city recently made significant changes in the zoning ordinance to reduce the number of non-conforming properties within each residential zoning district. Neighborhoods and districts within Greenwood are quite small and dispersed among other neighborhoods and districts. The common attributes of lots within each neighborhood and its resulting development requirement is the lot size and geometry of each lot. As a result, the city reduced the number of residential zoning districts from four to two with varying setbacks, hardcover allowances, structure volume requirements based on a sliding scale tied to the lot size and geometry.

Properties large enough to subdivide are few and are not expected to give rise to any significant increase in the total number of single-family residential home sites within the city. The existence of very few properties with more than one acre of land severely limits the potential for the creation of multi-family residential developments in the city. This will likely cause those properties to remain single-family residential uses. In addition, the cost typically associated with purchasing and consolidating existing single-family residential properties is prohibitive.

Commercial properties within the city are divided into two zoning districts: The C-1 Office & Institutional District located in the southerly portion of the city along the northerly right-of-way of State Hwy 7 and the C-2 Lake Recreation District located on Solberg’s Point near the St. Alban’s Bay channel.

The permitted uses in the C-1 district include general offices, banks, cemeteries, and conditional uses such as food and dry goods retail, hotel, mortuary, music studios, photographic studios, day nurseries. The permitted uses in the C-2 district are marinas and general offices. C-2 conditional uses include retail uses that are marina or water related, multi-family housing, and restaurants.

The C-1 Office & Institutional District (3 acres) presently is host to a bank, chiropractic office, gas station / convenience store, motor vehicle licensing, and general office building. All of these properties are likely to continue to be used in a similar manner for the foreseeable future. These uses are compatible with the adjacent residential neighborhood across Excelsior Blvd on the south side of St. Alban’s Bay, Lake Minnetonka. The city’s ordinances have provisions that provide for buffering between the residential and commercial district to reduce the effects of noise, lighting, etc on the neighboring residential properties.

- Debra Kind 10/12/2018 2:57 PM
Deleted: four
- Debra Kind 10/12/2018 2:57 PM
Deleted: A
- Debra Kind 10/12/2018 2:57 PM
Deleted: ,
- Debra Kind 10/12/2018 2:57 PM
Deleted: 1B
- Debra Kind 10/12/2018 2:58 PM
Deleted: , R-1C sets a 15,000 square foot lot minimum, and R-2 sets a 10,000 square foot lot minimum
- Debra Kind 10/12/2018 2:58 PM
Deleted: 2
- Debra Kind 10/20/2018 4:29 PM
Deleted: is currently reviewing
- Debra Kind 10/20/2018 4:30 PM
Deleted: is contemplating a change to a single

The uses presently in the C-2 Lake Recreation District include three marinas, a multi-family condominium development, and office buildings. Due to the amount of lakeshore these premises enjoy, their highest and best use is the delivery of lake-related services, entertainment, and higher density residential uses. Demand for such services and uses is strong. Given their value, it is in the interest of the citizens of Greenwood that these properties remain productive of tax revenue and not be removed from the tax rolls. As in the C-1 district, the city's ordinances have provisions that provide for buffering between the residential and commercial district to reduce the effects of noise, lighting, etc on the neighboring residential properties.

Multi-family residential development in the C-1 district is impractical due to its narrow width, small area, proximity to Hwy 7, and poor soil conditions necessitating pilings for construction. The multi-family residential development in the C-2 district complies with DNR Rules 6120 et seq, which typically limit density within the shoreland areas. This multi-family development reflects the market value of similar multi-family properties located on Lake Minnetonka.

There remains one additional commercial property of significance – the Old Log Theatre located in the R-1 district of the city. This theater is a legal nonconforming use that predates the city's ordinance code. The Old Log has been in operation since 1940 and blends well with its residential surroundings. While it is located on a 10+ acre site, a large portion of the site is wetland. The potential redevelopment of this property is dependent on the economic viability of the Old Log Theatre.

Debra Kind 10/12/2018 2:58 PM
Deleted: C

Regional Growth Policy

According to the Metropolitan Council's Regional Growth Strategy, Greenwood has been classified as a developed community within the Metropolitan Council's 2030 Regional Development Framework. This means that Greenwood will have a minor future impact on metropolitan systems such as transportation, sewers, and parks, principally due to the fact that the community will experience limited future growth. The city is not forecasted to experience any population or household growth.

The city is classified as a suburban community with no population or household growth projected by the Met Council.

As described in the Overview, the Land Use Section will contain three primary elements: Protection, Land Use, and Housing. These elements will describe the present and projected picture of Greenwood's overall land use.

Protection

This element of the Land Use section identifies and assesses some of the more critical environmental features and historic sites. Effective protection of these areas requires more than identification, it requires an understanding of their importance. Municipal planning has changed significantly in recent years, and one phase of local planning that has gained considerably more recognition is the preservation of what is often referred to as "sensitive lands" and historic sites. "Sensitive lands" include certain soil types, woodlands, floodplains, natural watercourses, wetlands, and steep slopes. The emphasis has been on developing standards that will allow these areas to perform their natural functions. The misuse of sensitive land can result in both destruction of private property and increased public cost related to construction of corrective measures. The topic of soils is not addressed in this plan since there are no environmental constraints on the soil on the few acres of remaining undeveloped land.

Historic sites are locations and / or structures with past significance or current uniqueness that demand their preservation as a part of community continuity and character. The failure to recognize and preserve historic sites can lead to a more sterile environment in which little identity can be found.

HISTORIC SITES & STRUCTURES

Historic Sites & Structures Inventory

The only "historic site" in the city is limited to a small portion of the Excelsior Cemetery located between Hwy 7 and Excelsior Blvd on the border of the cities of Greenwood and Excelsior. The cemetery dates from the settlement of the area in the 1850s. There are no other identified historic sites within the city.

In the 19th century, Greenwood was host to summer recreation hotels that were serviced by the railroad industry and supported by a network of streetcars and streetcar boats on Lake Minnetonka. No resorts remain within the city. Cabin sites that were platted at the turn of the century have largely been converted to locations for year-round, single-family residences. Most of these have been substantially rebuilt and / or demolished and rebuilt. Therefore, there are no identified buildings of architectural significance in the city. Places of interest but not considered historical are:

1. The Old Log Theatre, which has been operating since 1940, is recognized as a local treasure, but is not considered to be an historic site or historic structure.
2. The St. Alban's Bay bridge which is co-owned by the cities of Greenwood and Excelsior. The Minnesota Department of Transportation (MnDOT) lists the bridge as number 090608 and includes it on the Minnesota Historic Bridge Inventory as a bridge that is "eligible" to be historic. The bridge was built as a Works Progress Administration (WPA) project in 1941 under the sponsorship of the Hennepin County Board of Commissioners. The inventory document states, "With its curved fascia girders and rounded, stepped-back piers and railing posts, the bridge is a well-detailed example of the Art Deco Style as applied to bridges. The structure is eligible for the National Register for its architectural design." The city does not consider this structure to be worthy of inclusion as a historic structure but has determined that the Art Deco Style features will be maintained in future bridge repairs and will be included in new bridge construction as it occurs.

The August 2016 Bridge Report includes a sufficiency rating of 43.2. When a sufficiency rating falls below 50, a bridge is categorized as "structurally deficient," but this does not mean that the bridge should be closed for safety reasons, nor does it indicate structural failure. It is simply a categorization to determine funding eligibility for bridge replacement or rehabilitation projects. Follow-up inspections and reviews have indicated that the bridge is structurally sound but requires some repair on the aesthetic features of the bridge.

HISTORIC SITES & STRUCTURES PLAN

The city of Excelsior is will continue to maintain the Greenwood portion of the Excelsior Cemetery through the agreement between the two cities.

The city of Greenwood will continue to work with the city of Excelsior to determine next steps for the St. Alban's Bay bridge and will comply with Minnesota Department of Transportation Cultural Resources Unit and the State Historic Preservation Office requirements.

Places and structures that are not now "historic," may eventually be considered historic in the future. If historic sites or structures are identified in the future, the city will take appropriate steps to ensure preservation.

ENVIRONMENTAL FEATURES

Because of the extent of the existing development pattern, preservation of environmental resources may be less a concern in Greenwood than in less developed communities. Despite this fact, the city ordinances protect environmental features during development of the remaining vacant land within the community and during potential future redevelopment.

Natural Watercourses Inventory

There are no significant watercourses within the city. There is general non-point drainage into the Lake Minnetonka basin that is then drained by way of Minnehaha Creek to the Mississippi River. The various marshes and wetlands within the city are drained by small streams and conduits to the waters of Lake Minnetonka and are otherwise illustrated on the wetlands map.

Natural Watercourses Plan

The city has an interest in ensuring that the natural drainage of existing upland wetlands are maintained and otherwise unobstructed. Restrictions on hard surfacing and limits on the right to expand properties within the Shoreland Management District contribute to the city's ability to control and maintain the natural drainage.

Preservation of natural watercourses is an essential part of any program to minimize public investment in storm sewers and improve the quality of stormwater runoff. However, the conservation efforts must extend beyond the streams and creeks themselves, and consideration must be given to the entire watershed, including wetlands, lakes, and ground water resources. Included in the attachments section of this comprehensive plan is the city's most recent Stormwater Management Plan that serves as a policy document and detailed plan to enhance overall water quality. The plan conforms to the guidelines established by the Minnehaha Creek Watershed District.

Wetlands Inventory

Wetlands are low-lying areas, which are normally covered with shallow or intermittent waters. Swamps, marshes, bogs, and other low-lying areas are all wetlands, and may occur as part of a river, stream, drainage way, or as a freestanding low area. Wetlands that provide desirable open space and wildlife habitat also provide a natural filtering system and storage basin to absorb and hold stormwater runoff. They also reduce soil erosion and flood potential.

Both the Minnesota and Federal governments heavily regulate wetlands. In Minnesota, agencies regulating wetlands include the Army Corps of Engineers, Board of Soil and Water Resources, Department of Natural Resources, watershed districts, and municipalities. In general, wetlands or wetland alterations exceeding a total area of 400 sq ft are subject to a variety of regulations. In most urban areas, any alteration of wetlands must be replaced at an acre ratio of 2 to 1. As a matter of practice, the city of Greenwood rarely permits the alteration of wetland areas and reserves the right to permit such alterations on a case-by-case basis. Restrictions generally apply to all of the following wetland categories:

Type 1. Seasonally Flooded Basin or Forest: The soil is covered with water or is waterlogged during variable seasonal periods but usually is well-drained during much of the growing season.

Type 2. Inland Fresh Meadow: The soil is usually waterlogged within a few inches of water on the surface throughout the growing season.

Type 3. Inland Shallow Fresh Marshes: These principal production areas for waterfowl are often found bordering deep-water marshes, or as seep areas on irrigated lands.

Type 4. Inland Deep Fresh Marshes: 6 inches to 3 feet of water supporting water lilies, pond weeds, and attract ducks.

Type 5. Inland Fresh Open Water: Less than 10 feet of water may sustain permanent populations of fish and migratory waterfowl.

Type 6. Shrub Swamps: Waterlogged areas along sluggish streams and floodplains, supporting dogwood, willow, alders, and many forms of wildlife.

The city has designated seven wetlands of varying sizes. Total acreage of wetlands within the city is 8.2 acres. These are largely upland wetlands that ultimately drain to the waters of Lake Minnetonka.

Wetlands Plan

The city's zoning ordinance includes a wetland ordinance which prohibits the disturbance of designated wetlands within the city and requires an environmental protection plan in the event any manmade structure is proposed to be built within an existing wetland. Justification of such development is required and otherwise limited and restricted. The city is not required to allow the improvement of wetlands under its ordinances.

Lakes Inventory

The city of Greenwood largely surrounds St. Alban's Bay, Lake Minnetonka. It also abuts Excelsior Bay and lower Lake Minnetonka. This 14,000 acre lake on the western side of Minneapolis in Hennepin County is considered one of the finest inland navigation lakes in the United States.

Lakes are a source of concern when altered by surrounding development. High levels of precipitation can inundate abutting land, while adjacent streets and parking lots may produce runoff containing polluting substances. Thus, all discharge into and withdrawal from lakes should be carefully regulated and monitored.

Since Greenwood's character and unique value derive largely from its setting on the shores of Lake Minnetonka, the following specific concerns and issues are raised:

- Runoff from streets and parking lots introduce contaminants into lakes and drainage ways.
- There is the possibility of inundating abutting land areas with water during floods.
- Watercourses could be used for roads, driveways, and utilities without proper precautions.

The three agencies concerned with water quality in the Greenwood area are the Lake Minnetonka Conservation District, the Minnesota Department of Natural Resources, and the Minnehaha Creek Watershed District. These organizations and the standards and regulations are described below.

The Lake Minnetonka Conservation District (LMCD) has regulations regarding docks and policy statements regarding stormwater runoff and quality.

The Minnesota Department of Natural Resources (DNR) regulates shoreland throughout the state of Minnesota. Its lake protection classifications apply to Lake Minnetonka. Lake Minnetonka is classified as a General Development lake, which is the most densely developed, multiple use category of lake.

The Minnehaha Creek Watershed District (MCWD) has regulates many aspects of lake protection. Their jurisdiction in Greenwood includes policy statements and regulations concerning the following:

- Flood plains
- Stream and lake crossing
- Dredging in or dredging related to water areas
- Other work in beds and levels of water areas
- Municipal drainage plans
- Land use and soil characteristics
- Withdrawal of waters
- Placement of structures on lots riparian to public waters
- Erosion and sediment control

Lakes Plan

1. In 1993, the city adopted a Shoreland Management District ordinance which regulates development with 1000 feet of any of the classified lakes. The ordinance also contains lot size restrictions, setback provisions, and limits amounts of impervious hardcover. Greenwood's ordinance was approved by the DNR and is more restrictive than the DNR's standards.
2. The city has established harbor regulations intended to complement and supplement the LMCD and MCWD regulations and will continue to review those regulations with an eye towards ensuring the peaceful use of Lake Minnetonka's resources and otherwise ensure that the use of the lake is compatible with the residential character of the city as a whole.
3. The city will continue to partner with the MCWD to implement their regulations.
4. The city will continue to partner with the LMCD implement their regulations.

Woodlands Inventory

A woodland differs from a forest because of its smaller land area. Woodlands are the basis of much of what is "scenic" in landscape and function as windbreaks, water and air filters, and temperature moderators. Greenwood's woodlands cover a majority of the total land in the community and therefore contribute greatly to the character of the community.

While larger tracts of trees are sometimes protected by Federal and State preserves, significant amounts of woodland areas are subject to the potential threat of urban development. Other threats to woodlands that are more significant for Greenwood are disease and natural disaster. Communities have had some success controlling Dutch Elm Disease and Oak Wilt by developing effective management programs.

Woodlands Plan

Total preservation of woodlands or forests may not be desired or in the best public interest. However, a choice need not be made between total preservation or nothing at all. The city's care and attention to proper preservation and use of woodland areas include the following steps:

1. Continue to plant trees in public open space and right-of-ways and carefully monitor the cutting and trimming of trees on public property.
2. Maintain the natural state of the woodland area gifted to the city (Shuman Woods Park) and within Greenwood City Park.
3. Continue to implement ordinances that mandate replacement planting, limit clear-cutting, and regulate the number of trees a property owner can remove on an annual basis.

Slopes Inventory

Regulating development on hillsides is a concern in the Lake Minnetonka area because of the varied topography. Slopes, if abused through ill-considered development practices, could be stripped of their natural protective functions. As people seek out choice residential sites and as some lots are further subdivided, there will be increasing pressure for hillside development. The slope, soil, vegetation, and underlying geological formation of the hillsides determine the stability and susceptibility of the soil to erosion. Removal of vegetation from slopes alters the soil stability and increases erosion and siltation. Although there are no severe soil stability problems in Greenwood, the city has established ordinances to avoid them in the future.

The city relies on its requirements of bluff setback and toe of bluff setback as well as excavation and clear-cutting limitations within the Shoreland Management District ordinance to control adverse impacts on slopes. These ordinances are effective since the entire city has been included in the designated Shoreland Management District.

Slopes Plan

In Greenwood, because of the presence of slopes and susceptibility of these areas to erosion, steep slopes are identified whenever a property is reviewed for subdivision or construction. Since poorly-designed or poorly-constructed structures on hillsides frequently result in a substantial cost to the public, slope regulations within the Shoreland Management District ordinance are necessary.

The city will continue to review its Shoreland Management District regulations and, as may be appropriate, expand the prohibitions on clear-cutting and / or excavation or disturbance of existing slopes and bluffs.

Slopes that are prone to severe erosion (30%) are protected as permanent open space. Slopes that are subject to moderate erosion (18% to 30%) can be developed if there is proper enforcement of appropriate standards. Preservation of erodible slopes is important, not only from an environmental and economic standpoint, but also for aesthetic reasons. The city’s Shoreland Management District ordinance provides the following protections:

1. There shall be no alterations of slopes greater than 30%.
2. Structures are allowed on slopes that are susceptible to erosion only if proper precautions are observed.
3. Vegetative cover is to be preserved as much as possible to minimize erosion problems.
4. A permit is required for shoreline properties with banks that have a 12%+ slope.
5. Development controls should be adopted to minimize erosion and slippage.
6. Soil is to be exposed for the shortest possible time and sediment trapped during construction.
7. Shoreline protection and stabilization are the individual property owner’s responsibility.

Land Use

INTRODUCTION

No significant changes are forecasted in the current land use of the city of Greenwood. Economic forces are expected to improve the maintenance of lakeshore and non-lakeshore properties.

There are no areas of blight. Consequently, the city has designated no areas for redevelopment. Present commercial areas, whether they be lake oriented in the C-2 Lake Recreation District or business oriented in the C-1 Office & Institutional District along Hwy 7, are most likely to continue in their present orientation and remain unchanged for the foreseeable future.

The future land use map sets forth anticipated course and intensity of future development within the city of Greenwood. The type of land use in the city will remain unchanged in the years 2020, 2030, and 2040. No significant future development is anticipated. It is anticipated that residential use will remain static for the reason there are very few lots large enough for future subdivision, and the use of lakeshore property for residential home sites is considered its highest and best economic use.

Adjacent non-lakeshore properties will have continuing high value as single-family residential home sites due to the availability of recreational opportunities in conjunction with Lake Minnetonka and the general quality of life. Commercial areas also will likely remain unchanged. The land in the C-2 Lake Recreation District, will most like continue to be devoted to servicing Lake Minnetonka boating – a demand which certainly will not fade. The land used within the C-1 Office & Institutional District will continue to attract small businesses due to relatively small lot sizes and the need to ensure that use of these properties minimizes the impact on adjacent residential areas.

5-YEAR STAGING

As noted above, the city does not anticipate any significant growth between now and 2040. This is in conformance with the Metropolitan Council’s forecast of population, households, and employment opportunities in the city of Greenwood.

REDEVELOPMENT AREAS

There ~~is one, tax-forfeited 7,536 sq ft property,~~ in the city ~~located at 21495 Minnetonka Blvd.~~ There are no brown field sites, obsolete retail areas, or general areas of declining property values within the city. There are no locations near retail, transit, or other services that would be appropriate for senior or high-density housing in the future

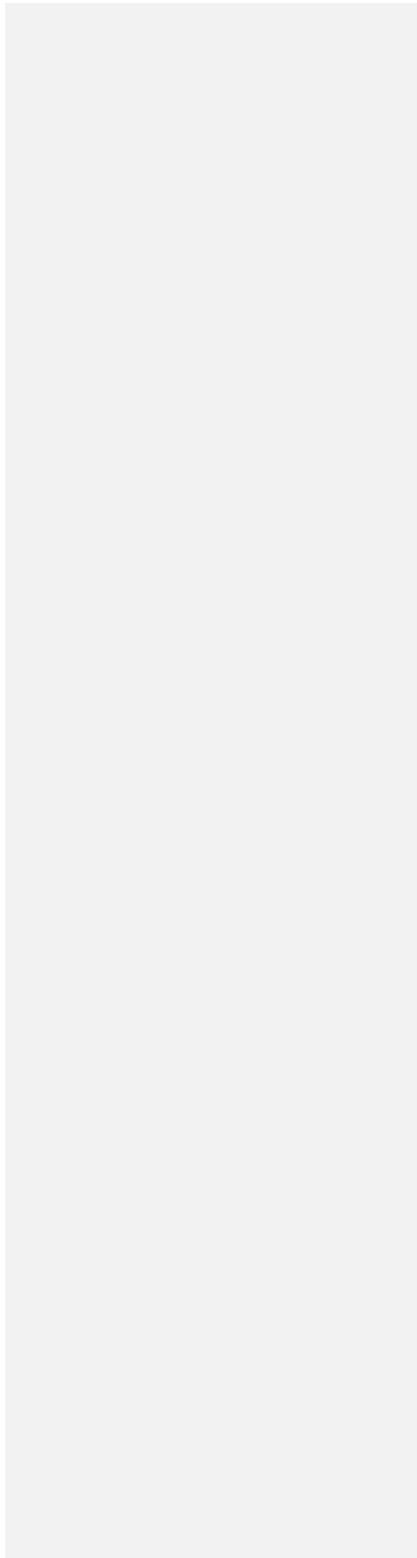
NEW LAND TO URBAN SERVICE AREA

The entire city of Greenwood is within the current urban service area and no change will occur.

Debra Kind 10/20/2018 4:38 PM
 Deleted: are

Debra Kind 10/20/2018 4:39 PM
 Deleted: no

Debra Kind 10/20/2018 4:38 PM
 Deleted: ies



LAND USE MAP

There are minor differences between the existing land use map and the future land use map as the city is entirely within the urban service area and has very little vacant land. Because there is are no major changes anticipated, there are no interim uses identified. Therefore, it is not necessary to create a local capital improvement program to stage local infrastructure development. The existing infrastructure is anticipated to serve the needs of the community as presently built. Given that the Metropolitan Council forecasts that the city population, households, and employment will remain static through the year 2040, public services and roads are expected to meet the needs of the population today and for the foreseeable future. There are no planned highway improvements. As discussed in the Public Facilities section all planned improvements to Minnesota State Hwy 7 have been completed.

RESIDENTIAL DEVELOPMENT

The zoning map (attachment B) shows streets, city property / parks, office and institutional zoning district, lake recreation zoning district, and two residential zoning districts. The city council recently consolidated four residential zoning districts into one residential zoning district. The existing and future land use maps (attachments D & E) show streets, city property / parks, commercial, and residential areas. No major changes are anticipated through the year 2040.

COMMERCIAL AND INDUSTRIAL AREAS

Commercial properties within the city are divided into two zoning districts. The C-1 Office & Institutional District is located in the southerly portion of the city along the northerly right-of-way of State Hwy 7 and the C-2 Lake Recreation District is located on Solberg's Point near the St. Alban's Bay channel. The only other commercial property is the Old Log Theatre located in the R-1, Single-Family Residential district of the city. There are no other commercial areas within the city and no others are planned or anticipated. There are no industrial areas within the city and none are planned or anticipated.

COMMERCIAL DEVELOPMENT AND EMPLOYMENT FORECASTS

No new commercial developments are planned or anticipated. The city has no regulation on the maximum / minimum number of jobs required per acre, nor does the city have the ability to anticipate the number of jobs that existing commercial properties would host on a per acre basis apart from the forecast of the Metropolitan Council. Their forecast shows total employment for the city is expected to grow from 82 in the year 2010 to 130 in the year 2040. There is no information available as to whether these are part-time, full-time, or seasonal jobs. However, it is anticipated that most workers within the Lake Recreation District would be part-time or seasonal. Work in the service businesses along Minnesota Hwy 7 include part-time and full-time year-round positions. Jobs at the Old Log Theatre include short-term, part-time, and full-time positions.

The minimum lot area in the C-1 district is 20,000 sq ft and is 3 acres in the C-2 district. Lot coverage for both areas is not more than 30% hardcover to be occupied by buildings or other hard surfacing as dictated by the Shoreland Management District ordinance. 75% hardcover is allowed with a stormwater management plan approved by the city engineer. Front, side, and rear yard setback regulations define buildable lot area and otherwise confine the properties on Hwy 7 to a relatively small building envelope while the 50-foot lakeshore setbacks for the C-2 Lakeshore Recreation District restrict the expansion of buildings lakeward. These restrictions will limit total employment and growth of employment opportunities.

There are no rural areas in the city.

NON-HIGHWAY LINKAGES (TRAILS)

Indicated on the street and trail map are existing walking and biking corridors and trails maintained by the city and / or Three Rivers Parks District. These link the citizens of Greenwood to the cities of Excelsior, Deephaven, Shorewood, and beyond. The local road network is conducive to biking and walking to park facilities. Trails are further discussed under the Recreation, Parks, Trails, Open Space heading on page 21. Roads are further discussed under the Transportation heading on page 20.

BRIDGE PLAN

The city of Greenwood shares in the use of the St. Alban's Bay Bridge, located on Minnetonka Boulevard, with the city of Excelsior. The city will continue to monitor the condition of the bridge. The two cities will work together with the goal that monies from the federal, state, and county may be used to repair and / or replace the bridge when necessary. The bridge is further discussed under the Historic Sites & Structures heading on page 10.

- Debra Kind 10/20/2018 4:35 PM
Deleted: four
- Debra Kind 10/20/2018 4:35 PM
Deleted: is considering
- Debra Kind 10/20/2018 4:35 PM
Deleted: ing
- Debra Kind 10/20/2018 4:35 PM
Deleted: the
- Debra Kind 10/12/2018 2:59 PM
Deleted: C

STAGING: FLEXIBILITY & OPTIONS

The city is not subject to staged growth.

HISTORIC SITES & STRUCTURES

Historic sites and structures are discussed under the Historic Sites & Structures heading on page 10.

Housing

Because Greenwood is almost fully developed, the mix of housing will not change significantly over the next two decades. At the most a few vacant lots will be developed and a few new single-family building sites will become available due to minor subdivisions of existing larger lots. As a result, the focus of the community's future housing efforts will be on maintenance, renovation, and demolition / reconstruction of the existing housing stock.

HOUSEHOLD CHARACTERISTICS

44% of the properties in the city are lakeshore properties which are often subject to renewal, redevelopment, remodeling, and rehabilitation. Off-lake properties are a significant portion of the available housing at 56%. The 2017 value of single-family properties ranged from \$123,000 to \$4,958,000 with a median home value of \$885,000. Georgetown Manor, which has 17 units, is the only multi-family rental apartment building in the city. The St. Alban's Bay Villas, which has 20 units, is the only multi-family condominium in the city. Because there is very little land available for subdivision, it is unlikely the city will see any changes in the relative number of affordable housing or an increase in multi-family housing.

Population and Household Developments

Since Greenwood almost fully developed city, there very little land to be developed. There is potential growth due to subdivision and development of a few vacant lots. Between 2000 and 2010, the city had a net gain of 5 households, a 1.8% increase. By 2040, the Metropolitan Council estimates that Greenwood will have 300 households, a 0% change from 2020 to 2040.

In addition, the total population for the city is forecasted to slightly decline. The 2010 census put the population of Greenwood at 688. The Metropolitan Council estimates the city's population will be than 680 in 2020, 670 in 2030, and 650 in 2040.

Population / Household Trends

	2000	2010	Change	% Change
Total Population	729	688	-41.0	-5.6%
Number of Households	285	290	5	1.8%
Persons per Household	2.6	2.4	-0.2	-7.4%
Number of Families	215	223	8	3.7%
Persons per Family	3.0	2.7	-0.3	-8.8%

Source: U.S. Census Bureau

Forecasts of Population, Households, and Employment

	2010	2020	2030	2040
Population	688	680	670	650
Households	290	300	300	300
Employment	82	110	120	130

Source: Met Council

2010 General Demographic Characteristics

Male	357	Median Household Income	\$130,417
Female	331	Average Commute	25.3 minutes
Median Age	49.8	Age 65 Years and Older	96

Source: U.S. Census Bureau

METROPOLITAN COUNCIL FORECASTS

Forecasts prepared by the Metropolitan Council predict that Greenwood will add zero households over the next 20 years. This projection could change if the property currently occupied by the Old Log Theatre is developed as housing. Since that property was recently sold in 2013 and continues to be operated as a theatre, it is unlikely that the Old Log property will be developed as housing. Without the development of the Old Log property, the only source of new housing growth will come from the development of the very few existing vacant lots and subdivisions of very few existing larger properties. Occasionally, adjoining lots are combined which reduces the number of households within the city.

FUTURE HOUSING DEMAND

A number of current trends are likely to impact future housing demand in the city of Greenwood. These trends include:

Life-Cycle Evolution

As people move through the different stages of life they develop different housing needs. This process is known as life-cycle housing. A young person getting out of school usually can't afford a home and begins by renting. As people grow older, they establish a family and buy their first home, typically either a townhome or a smaller home. As families grow and household income increases, they move up into a larger home. Once the children leave the house, many people downsize and move back to smaller homes or multi-family housing with less maintenance needs. Finally, as people reach retirement they may desire or need an assisted-living housing type. Greenwood accommodates many of the housing styles in the life-cycle evolution. The city has a supply of rental apartments and older, smaller, relatively affordable homes. The city has a large supply of move-up housing that are higher-value, single-family detached homes. The city also has condominiums for those who are looking to downsize to housing with less maintenance.

The Baby Boom Generation

The baby boom generation was born between 1940 and 1960. This large population cohort is a driving force in the economy and is expected to continue to be so for at least the next 10 years. Their housing needs are changing as well. Those who are in the 40s age group are living in the largest home of the life-cycle chain and will be seeking to downsize in the next 10 to 20 years. Those residents who are in their 50s will be looking to downsize in the next 10 years. Those in their 60s are driving the demand for one-level living and senior housing today.

As the baby boom generation moves into the next cycle of housing, they leave behind the larger single-family homes. The population cohort that followed the baby boom era is much smaller. Now that the baby boomers have begun to downsize, regionally there will be an excess supply of larger single-family homes. Fortunately, amenities in and around Greenwood are expected to help sustain the demand for larger single-family homes despite an abundant regional supply of such housing.

Rental Housing

Since 1990, very little new development of rental housing has occurred in the entire Twin Cities metro area, other than upper scale apartment complexes and rental townhome developments. Rental housing is a critical component at the beginning and end of the life-cycle housing chain filling the needs of several segments of the population including:

- Commercial and retail service employees
- Single income families and individuals
- Senior citizens living on fixed incomes
- Young people moving out of homes and into the workforce
- Economically disadvantaged households

The rental housing stock in the city of Greenwood, as well as throughout much of the metro area, includes an apartment building and a variety of single-family housing stock.

HOUSING PLAN

The city of Greenwood recognizes that the community will have a number of housing needs over the next 10 to 20 years. Since the city is almost fully built out, it is impossible to significantly change the current composition of housing stock within the boundaries of the city. Therefore, the city will continue to focus its housing development and other related efforts on the maintenance and rehabilitation of current housing stock to provide a variety in housing choices that will continue to serve much of the life-cycle housing and affordable housing needs.

Livable Communities Program

Greenwood currently does not participate in the Livable Communities Program. The city will continue to monitor the program and will periodically assess participation in the program. The city does provide information on financial resources and economic assistance that may be available through the County HRA or Minnesota Housing Finance Agency.

Housing Maintenance Code / Code Enforcement

The city currently enforces building and zoning codes as measures to require and encourage property maintenance. The city enforces the International Property Maintenance Code to ensure that the rental housing supply is maintained in good condition.

Rehabilitation / Renovation Programs

A number of programs are currently available for housing rehabilitation and renovation. As a community's housing stock ages, it is increasingly important to provide low to moderate income residents with the resources needed to be able to install a new roof, replace old windows, replace deteriorated siding, replace outdated mechanics, and other maintenance issues facing older homes. In addition to housing rehabilitation, many homes need renovation to meet the needs of changing household demographics. Older homes often fit the bill for first-time home buyers and this sometimes mean a transition from an elderly single person to a young family with children. Housing needs and tastes between these generations are different and can be accommodated through remodeling and renovation. The size of Greenwood prohibits the city from participating directly in any redevelopment of properties within its boundaries. However, the city will refer interested parties to economic assistance programs available from the Minnesota Housing Finance Agency, Metropolitan Council, Minnesota Mortgage Program, Homeownership Assistance Fund, Purchase Plus Program, Minnesota Urban & Rural Homesteading Program, and other agencies or programs.

Affordable Housing

The Metropolitan Council has forecasted the affordable housing needs for all cities and townships within the Twin Cities Metropolitan Area for the period from 2021 to 2030. The city's share of this allocation is zero affordable housing units. Affordable housing is defined as housing affordable to households at or below 80% of the Area Median Income (AMI). 80% AMI for the Twin Cities Metro Area equals \$65,800 for a family of four. 30% or less of gross monthly income equals \$1,645 per month or less for a mortgage or rent. The most recent data (2017) shows that 11 of 348 residential properties are valued at \$300,000 or below and the Georgetown Manor apartment (17 units) rent for \$1,000 (1BR) to \$1,400 (3BR).

Infrastructure Improvements

An important part of maintaining strong neighborhoods and strong housing opportunities is maintaining quality infrastructure including streets, trails, and utilities. Old infrastructure that is poorly maintained shows a lack of investment into the community and subtly communicates a low expectation for upkeep of housing. Conversely the maintenance of city infrastructure encourages a high expectation for upkeep of housing. The city will continue to maintain quality streets, trails, and utilities throughout the community.

PUBLIC FACILITIES

Sanitary sewer, storm sewer, water, transportation, and parks comprise the major categories of public facilities addressed in this section. Since Greenwood is approaching full development, existing utilities (except water), roads, parks, and trails are accessible to all areas of the community. Therefore, city planning is oriented toward maintaining and improving existing facilities rather than planning for the accommodation of future growth.

Public Utilities

UTILITIES INVENTORY

Sanitary Sewer

1. Availability - The existing local system was constructed in the early 1970s and full service is available to the entire community.
2. Capacity – Sanitary sewer service to the city of Greenwood is supplied by the Metropolitan Council Environmental Services. Effluent from Greenwood is treated at the Blue Lake Waste Water Treatment Plan located in Shakopee. Since Greenwood is projected to add 0 households from 2020 through 2040, the current system has the capacity to accommodate the city’s needs into the future.

Water

1. Greenwood does not currently have a municipal water system. Water is provided from private wells with the exception of two localized areas that receive municipal water from the city of Excelsior: (1) The St. Alban’s Bay Villas and adjacent commercial properties; and (2) The residential and commercial properties along Excelsior Blvd from the Excelsior city boundary to Maple Heights Road.
2. The quality of private well water is generally acceptable except that it has a high iron content.
3. Well pollution and ground water contamination have not been a problem in Greenwood.

Storm Sewer

The city has a few small areas that have curb and gutter to direct water into drainage ways and wetland areas via storm sewers, but Greenwood does not have an overall storm sewer system. The city’s stormwater drainage primarily is handled via overland flows that are collected in various drainage ways and wetland areas.

UTILITIES PLAN

Sanitary Sewer

1. Greenwood is completely sewerred and all households, population and employment are service by the Blue Lake Wastewater Treatment Plant. Since the city is fully developed, the city does not need to consider any expansion or phasing of new facilities.
2. Projected sewer flows are expected to remain relatively stable since the sewerred population is not anticipated to increase over the next 20 years and the expected increase in sewerred households and employment over the same period will not change. The past and projected flows are as follows:

	2010	2020	2030	2040
Sewered Population	688	680	670	650
Sewered Households	290	300	300	300
Sewered Employment	82	110	120	130
Average Annual Wastewater Flow (MGD)	.06	.06	.06	.06
Allowable Peak Hourly Flow (MGD)	.24	.24	.24	.24

3. The city acknowledges the issue of inflow and infiltration (I / I) into the city’s sanitary sewer system. The city enacted a sump pump inspection ordinance and will continue to participate Metropolitan Area Grant Fund programs to undertake I/I projects to minimize I/I flow into the sanitary sewer system.

Water

Most properties within the city of Greenwood receive water from private wells. Pollution of private wells has not been a major problem in Greenwood. Accordingly, the city intends to continue to rely on private wells for potable water for the foreseeable future and has no immediate plans to implement a municipal water system.

Storm Sewer

1. The city of Greenwood had adopted a comprehensive stormwater management plan in conformance with plans and policies adopted by the Minnehaha Creek Watershed District. The plan complies with the requirements of the watershed district as well as those of the Metropolitan Council.
2. The city also has adopted an ordinance that requires construction projects to maintain the same rate of runoff after development that existed in the pre-development or pre-redevelopment condition.

Transportation

THOROUGHFARES

The current roadway system has been established in Greenwood and due to the extent of existing development, major changes to the system are neither warranted nor would they be economically feasible. Higher traffic volumes and traffic congestion occur in one primary area: Minnesota Hwy 7. All roads within Greenwood are part of an overall system of functional classification. Minnesota Hwy 7 is a principal arterial and Minnetonka Boulevard is a collector. All remaining streets are classified as local streets.

The Metropolitan Council utilizes Traffic Assignment Zones (TAZ) to analyze the impacts of future growth on the metropolitan roadway system. Traffic assignment zones information are shown on the following table and attached map.

Greenwood TAZ Information

	TAZ	2010	2020	2030	2040
Population	625	688	680	670	650
Households	625	290	300	300	300
Employment	625	82	110	120	130

LOCAL TRANSPORTATION SYSTEMS

The southerly boundary of the city is the right-of-way of Minnesota State Hwy 7, a principal arterial metropolitan highway. This 4-lane limited access east / west highway services the western Twin City suburbs. It provides access directly to Minneapolis and the I-494 / I-694 ring interstate road system. There are no expansion plans for Hwy 7.

Public transportation is provided by Metro Transit bus routes 670 & 671 servicing the city of Excelsior from downtown Minneapolis by way of Minnetonka Boulevard or Excelsior Boulevard. The bus transportation provides peak period service for residents to commute to downtown Minneapolis and points en route. The city of Greenwood does not have park and ride lots or station facilities for transit passengers. There is no plan for development of such sites.

Greenwood is within the Metropolitan Transit Taxing District and included within Market Area IV. Services for cities within Market Area IV include peak express bus service, Transit Link (formerly Dial-A-Ride), and special needs transit service for ADA and seniors (Metro Mobility).

AVIATION & AIRPORTS

Aviation Inventory

Greenwood is approximately 20 miles from the Minneapolis / St. Paul International Airport which serves the metropolitan area. It is approximately 14 miles from Flying Cloud Airport, a regional airport in the city of Eden Prairie. There are no privately owned airports, airfields, or heliports within the city. There are no radio beacons or navigational aids related to aircraft operation and no existing or proposed water towers, television, radio towers, or structures which exceed 200 feet in height located in Greenwood. The Minnesota Department of Transportation has identified Lake Minnetonka as an area of seaplane operation. The FAA controls the designation of seaplane base lakes and all associated regulations.

Aviation Plan

There is no land suitable within Greenwood for uses relating to aircraft operation. The city will notify the FAA and the Minnesota Department of Transportation of any structure 200 feet above the ground that could affect navigable airspace, however the city's zoning code does not permit such structures.

TRAFFIC FLOW & CONGESTION

With the exception of Minnesota State Hwy 7, where traffic flow and congestion is managed by the Minnesota Department of Transportation, there are no traffic congestion problems in the city. Most streets are local and residential in character and are limited to local traffic. Through traffic is confined to Minnetonka Blvd which connects Greenwood with Excelsior at its southern boundary and Deephaven and Shorewood at its northern boundary. Minnetonka Blvd does not experience traffic congestion.

STREET MAINTENANCE

Street maintenance is provided under contract with the city of Deephaven. They are responsible for repairing, plowing, and maintaining the street system. Larger street projects, such as mill and overlay projects, are awarded through a bid process.

PUBLIC SAFETY SERVICES

The South Lake Minnetonka Police Department (SLMPD) provides police services to the city of Greenwood. The SLMPD is operated under a joint powers agreement between the cities of Greenwood, Excelsior, Shorewood, and Tonka Bay. The SLMPD was established in 1973. The department functions with a high-level of efficiency and is well respected by the citizens it serves.

Fire protection is provided by the Excelsior Fire District which is operated under a joint powers agreement between the cities of Greenwood, Deephaven, Excelsior, Shorewood, and Tonka Bay.

Recreation, Parks, Trails, Open Space

This section serves as a guide for the city council in making decisions that impact recreational opportunities within the city. Greenwood is fortunate to have abundant natural resources. Mature trees, wetlands, and lakes provide the backdrop for recreational activities within the community.

Greenwood's overall goal for recreation, parks, trails, and open space is to preserve the existing natural setting, conserve natural resources, protect environmentally sensitive areas, and fulfill the needs of the people of the city.

RECREATION, PARKS, TRAILS, OPEN SPACE SUPPLY

The city of Greenwood does not have federal or state parks within its boundaries. The Lake Minnetonka Regional Trail, located on the western border of the city, is managed by Three Rivers Park District. The Greenwood section of this heavily used trail includes one of the most spectacular views of Lake Minnetonka and Big Island. City recreation, park, trail, and open space amenities include:

- **Greenwood Park** Located on Covington Street between Meadville Street and Fairview Street. Amenities include a tennis court, basketball court, playground equipment, picnic tables, and trail.
- **Shuman Woods Park** Located on St. Alban's Bay Road near the intersection with Minnetonka Blvd, this park is a natural woodland.
- **Minnetonka Blvd Trail** This asphalt trail is located along Minnetonka Blvd between Lodge Lane and Meadville Street.
- **Excelsior Blvd Trail** This asphalt trail connects with Excelsior's trail to the west and Shorewood's trail to the east.
- **Lake Minnetonka Amenities** The city offers four Lake Minnetonka amenities: (1) A city marina located on the north shore of St. Alban's Bay near Greenwood Circle includes 26 boat slips; (2) A boat launch located on Meadville Street includes 2 sailboat slips, canoe racks, and a bench; (3) A passive overlook located on Meadville Street; and (4) A dock on the north shore of St. Alban's Bay near Curve Street.

According to the National Recreation & Park Association, cities that maintain less than 250 acres of park land have a median of 5 acres of park land per 1000 residents (.005 per person). The most current population estimate for Greenwood is 702 x .005 equals 3.51 acres. The combined acreage of Greenwood Park (1.57 acres) and Shuman Woods Park (2.65 acres) is 4.22 acres. Therefore, the city exceeds the national median for park acreage.

Utilizing population ratio standards is only one general measure of the adequacy of a community's park and recreation system. A comprehensive analysis also requires a review of the accessibility of recreational facilities. Various types of parks and recreation facilities have recommended service areas. Neighborhood parks have a typical service area of 1/2 mile. The service area for community parks is 1-2 miles. Since the entire city of Greenwood is less than 1/2 square mile, the park and trail system in the city serves the recreational needs of our residents.

RECREATION, PARKS, TRAILS, OPEN SPACE PLAN

Since Greenwood residents' recreational needs are served by the Lake Minnetonka Regional Trail and city amenities, there are no plans for adding new recreation, park, trail, or open space amenities. In accordance with state law, the city's designated park fund will continue to be used for acquisitions and improvements for the current park, trail, and open space amenities. Costs for maintenance of the city's park, trails, and open spaces will continue to be paid from the city's general fund. Costs for acquisitions, improvements, and maintenance of the city's marina and boat launch / sailboat slip / canoe rack area will continue to be paid from the city's marina fund.

IMPLEMENTATION

The Greenwood comprehensive plan contains a collection of goals, policies, and standards designed to set a direction for the community over the next 10 to 20 years. Many communities prepare comprehensive plans to help address significant change. Since Greenwood is almost fully developed, major changes are not anticipated over the next couple of decades. Rather, the focus of the city will be on maintaining quality residential and commercial properties and in enhancing the natural environment.

Comprehensive plan implementation in Greenwood includes administrative procedures, official controls, environmental protection, and a housing plan.

Administrative Procedures

As a regulatory entity, the city plays a major role in land development. Development decisions have a lasting effect on the image and identity of a community. Therefore, it the city's policies, plans and ordinances reflect the collective vision of the community. In order to make the development process and application procedures more understandable to the general public, current procedures will be reviewed on an ongoing basis and revised where appropriate.

Official Controls

Greenwood's zoning, shoreland, and subdivision ordinances are the principal tools in implementing the policies outlined in the comprehensive plan. The zoning ordinance establishes minimum requirements and standards for the utilization of land and structures within the city. The existing zoning classifications are consistent with the land use plan of the comprehensive plan. There are no plans to change the official controls currently in place.

Environmental Protection

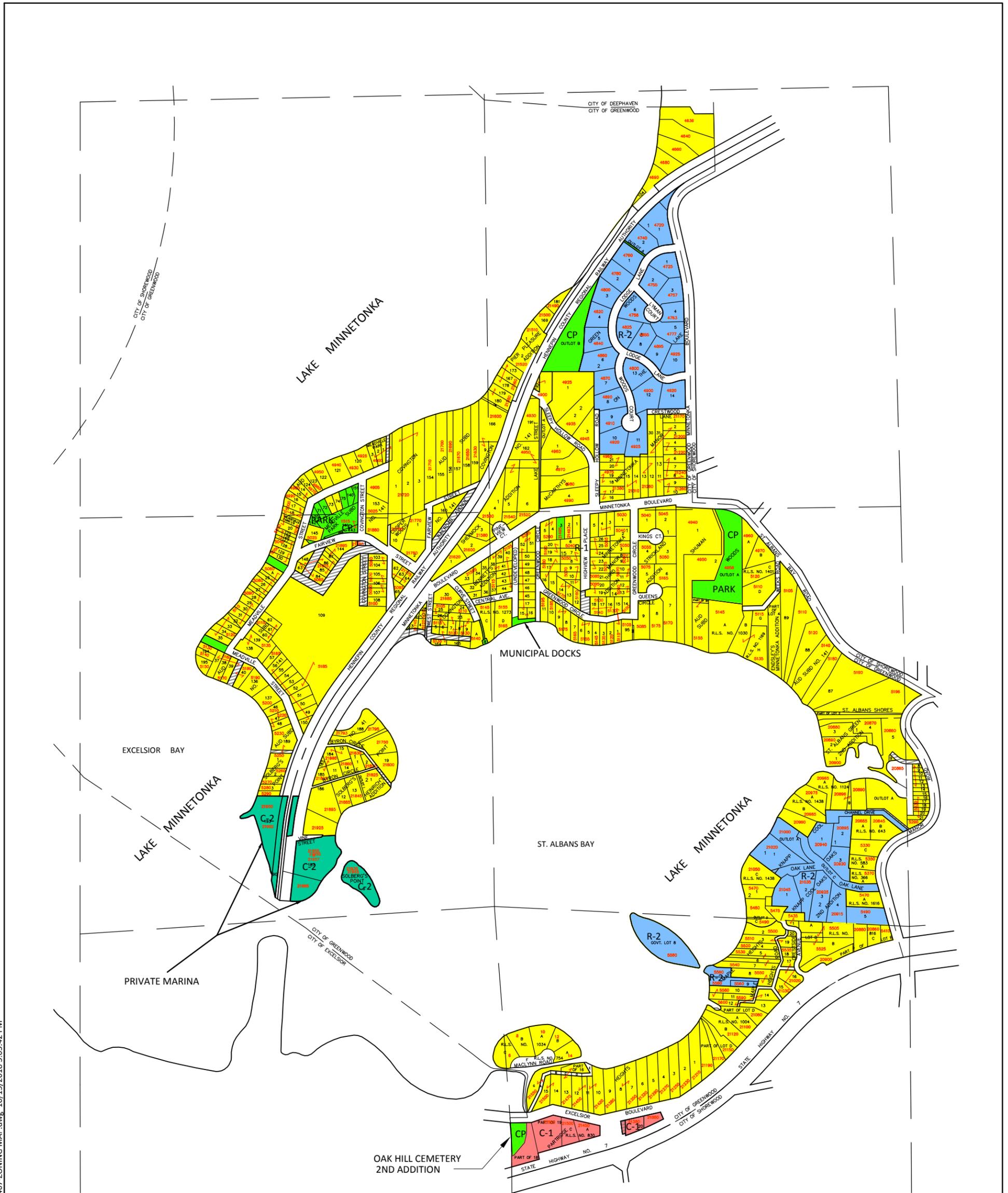
The image of a community is established by a number of factors. The strongest single element that shapes the form of Greenwood is the environment. Lake Minnetonka, wetlands, and mature trees are dominant natural elements. These elements are so strong that they overshadow the manmade components of the development pattern.

Because of the importance of Greenwood's natural environment, the city will need to continually monitor the adequacy and effectiveness of environmental protection ordinances. The city's Shoreland Management District provisions contain standards for shoreline development. At the state and national levels, wetland regulation has become more comprehensive in recent years. At the local level, Greenwood will continue to examine its current ordinances to ensure that environmental protection is adequately addressed.

Housing Plan

The city of Greenwood is at full development. As a result, the city has limited opportunities to accommodate new housing development.

It is important for any community to have a well-maintained housing stock. Deteriorating housing not only makes a community less aesthetically appealing but it can also undermine property values. At the present time, most of Greenwood's housing stock is well maintained. As housing within the community continues to age, the city will continue to monitor maintenance of both rental and owner-occupied housing and enact housing maintenance provisions if warranted.



LEGEND

- C-1 OFFICE & INSTITUTIONAL
- C-2 LAKE RECREATION
- R-1 SINGLE FAMILY
- R-2 SINGLE FAMILY
- CP CITY PROPERTY / PARKS



GREENWOOD ZONING DISTRICT DESCRIPTIONS

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

The intent of this district is to provide a use zone for single-family dwellings that will be exclusive of other types of use for the purpose of creating and preserving the residential character of the community, and also allow for 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. The minimum lot size is 15,000 sq ft. The minimum lot size is 15,000 sq ft.

R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

This district establishes a use zone for low-density, single-family dwellings. The minimum lot size is 20,000 sq ft.

C-1 OFFICE AND INSTITUTIONAL DISTRICT

The C-1 district is intended to provide a district that is related to and may reasonably adjoin other residential districts for the location and development of administrative office buildings and related office uses which are subject to more restrictive controls. The office uses allowed in this district are those in which there is limited contact with the public and no manufacture, exterior display or selling of merchandise to the general public.

C-2 LAKE RECREATION DISTRICT

The C-2 lake recreation district is intended to provide a district that will allow commercial activity to serve the recreational needs of residents in conjunction with lake activities and to otherwise permit as conditional use, general offices, retail uses, and multi-family residential uses that meet specific standards and which will otherwise prevent and buffer interference with residential areas.

Updated [10-12-18](#)

Debra Kind 10/12/2018 3:15 PM

Deleted: A

Debra Kind 10/12/2018 3:17 PM

Formatted: Normal, No widow/orphan control, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers

Debra Kind 10/12/2018 3:15 PM

Deleted: The intent of this district is to provide a use zone for low-density single-family dwellings that will be exclusive of other types of use for the purpose of creating a quality semi-estate district.

Debra Kind 10/12/2018 3:15 PM

Deleted: 1B

Debra Kind 10/12/2018 3:17 PM

Deleted: -

... [1]



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.

Council Action: None required.



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, SEPTEMBER 12, 2018
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 Jennifer Gallagher and David Steingas

Others Present: Council Liaison Kristi Conrad and Zoning Administrator Dale Cooney

Absent: Commissioner Dean Barta

2. MINUTES –September 12, 2018

Motion by Steingas to approve the minutes as written. Motion was seconded by Gallagher. Motion carried 3-0.

3. PUBLIC HEARINGS

3a. Consider the conditional use permit request of Kyle Hunt & Partners for 5135 and 5115 Weeks Road to regrade the property in a portion of the front yard.

Lucking introduced the agenda item and opened the public hearing.

Kyle Hunt of Kyle Hunt & Partners, applicant representing the property owners and potential buyers, said that the property has just gone through the platting process, but that the buyers intend to instead combine the properties into one. He said that the house and garage at 5115 Weeks Road came down and they would like to even out this area to build a flat yard space on the property.

Hunt said that there is private stormwater infrastructure that was installed in 1987 after a large rain storm in order to serve the 5115 Weeks Road property to help prevent flooding of the house. He said that the stormwater infrastructure would stay in place but reconfigured a little bit to drain the driveway.

Patrick Murphy, potential buyer of the property, said that the grading is primarily to be used as a yard area for his children to play outdoors.

Conrad asked about next steps for the property. Hunt said that they would be coming back to the city to split off a part of the property for 5125 Weeks. Conrad asked if there would be new lines for the properties. Hunt said yes, but that there will only be properties at 5135 and 5125 Weeks Road and that the 5115 Weeks property would be combined into the 5135 Weeks Road property.

Lucking closed the public hearing.

Motion by Steingas to approve the request based on the recommendation and findings of staff. Motion was seconded by Gallagher. Motion carried 3-0.

3b. Consider variance request of Mark and Sandy Setterholm to encroach into the front yard setback in order to build an upper level addition to their nonconforming house at 5250 Meadville Street.

Lucking introduced the agenda item and opened the public hearing.

Steve Haugdahl, applicant and builder for the property owners, said that the second level was being built to enlarge the master bathroom and bedroom. He said that the addition would not encroach further than the existing house.

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 12, 2018
7:00 P.M.**

Lucking noted that the massing was under the requirements.

Mark Setterholm, property owner, said that they are now using the house year-round and would like to enlarge the bathroom and the upstairs to be more functional.

Lucking closed the public hearing. He said that this is very similar to a request that came through last month.

Motion by Gallagher to approve the request based on the recommendation and findings of staff. Motion was seconded by Steingas. Motion carried 3-0.

4. NEW BUSINESS

Steingas said that he had some new business. He said that the resident at 4660 Linwood Circle is building a new house. He said that the property was approved for permeable pavers for the tuck-under garage and that the property owner would like a bigger driveway and is asking if he could get credit for the permeable pavers in order to expand the courtyard.

Steingas said that this would likely not be a practical difficulty for the property owner. He said that the proposal would be to grant a percentage of credit for pervious pavers.

Conrad said that the conversation should start with Bill Cook.

Cooney said that one of the main issues he has heard with pervious pavers is the required maintenance. Bob Swanson of Meadowood Incorporated, 1125 Nathan Lane North, Plymouth, said that silt ends up at the low end of the project, but that the rest of the system remains effective. He said that organic mass decomposes in the same way as it would in a septic system. He said that all stormwater management practices require maintenance.

Gallagher said that her concern is the next owner. She said that the system would be removed or paved over.

Swanson said that 2,254 square feet of impervious surface has been approved and are asking for 491 square feet of additional drive area. He said that the proposed driveway would have 838 cubic feet of water storage capacity.

Lucking asked if the pavers themselves were permeable. Swanson said that the gaps between the pavers are permeable, but the pavers themselves are not.

Cooney said that exceeding the 30% impervious surface area on a property should require a variance and that the proposed mitigation system would be part of the request. Cooney said that allowing permeable paver areas without a variance request would be problematic since expanded driveways and stormwater maintenance agreements for pavers would become the norm within the city.

Lucking said that the code would need to be changed to address this kind of change.

Steingas asked if an ordinance could permit the structure to be 25% hardcover and the rest of the property could be a maximum of 5% hardcover. Conrad said that in her opinion she would say no since some properties are required to have long entry driveways.

Steingas said that he wanted to change the discussion to 21200 Minnetonka Boulevard. He said that he apologizes for missing the last meeting. Steingas said that that an acre of property can handle 9 percent hardcover.

Conrad said that she felt that Greenwood is at capacity and cannot take any more stormwater. She said that the city is trying to apply the rule to the entire city, not just this one property owner.

GREENWOOD PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 12, 2018
7:00 P.M.

Steingas said that every property around this person is 25 to 30 percent hardcover and this one with 10 percent hardcover is the one that is required to mitigate. Conrad said that is what happens when you have to grandfather existing situations when the law gets more restrictive.

Cooney said that he is sympathetic to their request since their property is not the cause of stormwater issues and that there are few if any properties that have this low hardcover and that don't drain to the lake.

Steingas suggested that the pervious pavers could be a solution for the property at 21200 Minnetonka Boulevard. Gallagher said that is not what they proposed originally and then requested a variance from providing any kind of system.

Steingas said that this kind of system could help people. Conrad said that she does not want to find ways to keep adding hardcover.

Cooney said that there is so much development pressure on the lake, that finding ways to add more paving, even if it is pervious, seems problematic. Steingas said that he thinks it would be something like a 10% credit for expanded hardcover if a driveway is impervious.

Conrad said that the Linwood Circle property is already over 30%. Steingas agreed and said that he doesn't necessarily agree with the client's request, but that he is bringing it forward anyways.

Conrad said that the city needs to think ahead on these things. Gallagher agreed that they need to think about future homeowners might act.

Steingas said that he also has a property owner on Meadville that wants to attach a detached garage and increase hardcover from 42% to 45%. He asked about the submission deadline. Cooney said that he could still submit the application if it is submitted next week.

5. LIAISON REPORT

Conrad presented the liaison report.

She said that they talked about short term rentals at the city council meeting. She asked if there has been more than 1 citation. Cooney said that usually he gets compliance with a warning letter regarding the property listings, but that the number of renters in a 4 month period is difficult to track or enforce. Lucking said that the property owner can say it is friend and relatives, particularly if the property isn't listed.

Conrad said that the city is considering more No Parking signs on Meadville. She said that there is difficulty when there are events at the Old Log Theatre.

Cooney noted that the variance request at 21200 Minnetonka Boulevard asked for an extension on their proposal, so the city council did not make a decision on the application.

6. ADJOURN

Motion by Steingas to adjourn the meeting. Lucking seconded the motion. Motion carried 3-0. The meeting was adjourned at 8:25 p.m.

Respectively Submitted,
Dale Cooney - Zoning Administrator