

APPROVED
Minnetonka Beach Planning Commission Special Meeting Minutes
March 10, 2023 – 5 pm

1. Call to Order

Chair Breazeale called the meeting to order at 5:00 pm.

2. Roll Call

Present: Commissioners Anderson, Blodgett, Breazeale, Steinfeld, Swanson, Wortman and Council Liaison Halverson. Absent: Commissioner Finnegan, City Administrator Heidi Honey. Staff in attendance: none

3. Approve Agenda

(Anderson motion, Steinfeld second to approve the agenda; all ayes.) Motion passed.

4. Old Business

4.1. Code Compliance Project – Current Code Amendments – Roof Height - Chair Breazeale

Breazeale stated that Planning previously agreed to submit the building height rule and definition with no changes. He realized later that the current definition (2017 code) is less generous than the 1996 code and he does not feel the city should submit something that is more restrictive than what was approved in the 1996 code. He stated the intention of Planning was to submit the definition of 1996 code and the rule of the 2017 code.

(Steinfeld motion, Swanson second with regard to Building Height: TO RECIND THE MOTION MADE ON FEBRUARY 27, 2023 THAT STATED: “that the Planning Commission recommends to City Council that the city seek conditional approval from the DNR on the following: the city retain its existing rule and definition in the 2017 zoning code”; all ayes.) Motion passed.

(Steinfeld motion, Swanson second with regard to Building Height: that the Planning Commission recommends to City Council that the city seek conditional approval from the DNR on the following: return to the DNR approved 1996 definition of height “The vertical distance between the lowest ground level of the building and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof”, additionally recommend submitting the 2017 rule for Height Requirements on page 5 of 6 in the packet which reads:

Height Requirements

(a) In general

The total height of any structure shall not exceed the maximum height limit established for the applicable zoning district unless expressly stated otherwise in this ordinance.

(b) Exceptions

Height limits shall not apply to cupolas, flagpoles, chimneys, spires, flag poles, antennas, rooftop dish antennas, skylights, water towers, heating and ventilation equipment, fire escapes or roof access stairways, mechanical equipment required to operate and maintain a building, parapet walls extending not more than three (3) feet above the limiting height of the building, or similar appurtenances, provided:

- (i) The appurtenance does not interfere with the Federal Aviation Regulations, Part 77, Objects Affecting Navigable Airspace;**

- (ii) **The appurtenance does not extend more than five (50 feet above the maximum permitted building height, except as specifically allowed by this ordinance;**
- (iii) **The appurtenance is not constructed for the purpose of providing additional floor area in the building; and**
- (iv) **The appurtenance complies with any screening requirements that may be required by this ordinance.**

all ayes.) Motion passed.

Breazeale then stated that he discussed setbacks with Zoning Administrator Phil Carlson and showed him a method using right angles that was used in 1999. Breazeale asked that they revisit the building setback item at another Planning meeting because he wants the commissioners to hear what Carlson recommends and why before they make a recommendation to council.

(Steinfeld motion, Swanson second to withhold submitting a recommendation on AMBS to city council until after the Planning Commission; all ayes.) Motion passed.

5. ADJOURNMENT

(Steinfeld motion, Anderson second to adjourn; all ayes.) Motion passed.

Chair Breazeale adjourned the meeting at 5:10 p.m.

PUBLIC IN ATTENDANCE – The following individuals were in attendance: Task Force Members Nell Mathews,

Minutes respectfully submitted by City Administrator Heidi Honey

Heidi Honey, City Administrator