

APPROVED  
Minnetonka Beach Planning Commission Meeting Minutes  
October 25, 2021

1. Call to Order

Vice Chair Halverson called the meeting to order at 7:00 pm.

2. Oath of Office – Dave Blodgett

Blodgett was sworn into office by Administrator Honey.

3. Roll Call

Present: Commissioners Anderson, Blodgett, Halverson, Moriarty, Steinfeld, Swanson and Council Liaison Enlow. Absent: Chair Breazeale

Staff in attendance: Phil Carlson, Zoning Administrator and Heidi Honey, City Administrator

4. Approve Agenda

**(Anderson motion, Moriarty second to approve the agenda. All Ayes;).** Motion passed.

5. Approve Minutes: September 27, 2021

Correction on page two, #8, “an” instead of “dan”.

**(Anderson motion, Moriarty second to approve the minutes of the regular Planning Commission meeting of September 27, 2021. All Ayes.)** Motion passed.

6. Public Hearing – 3132 Northview Road.

Carlson stated the request is for variances to the Lakeshore, front (street) and side setbacks to build an addition to the home. He explained that many homes in this area do meet the minimum setbacks and many are on the streetside lot lines. Carlson stated they proposal is for an addition and garage to the east of the home, a small addition to the west and lake side. He reviewed his memo and explained that the 75’ setback is used because the AMLS does not come into play because it is only used if the structure is more than 75’ from the lake and this property is at 75’. Almost any expansion would require variances. Hardcover increase would be 18.61% to 24.98%. Carlson stated the proposal is a reasonable use of the property, the circumstances were not created by the property owner, approval of the variance would not alter the character of the locality, and if they spent more money, they would still need variances. Carlson reminded commissioners that they are not required to issue variances and he stated that the lake side setback is most protected by the city and they could deny the lake side setback request but recommending approval of the others.

Carlson then discussed the aggregate side setback and explained that if a lot has a structure close to the side setback, any new expansion to the lot is made up by more of a setback on the other side (greater than the minimum). The minimum aggregate setback is 33ft. on the east side. He added that updated hardcover was provided earlier in the day.

Halverson opened the public hearing at 7:21 pm

Jon Monson, Landschute – Monson represented the Cooksons who were unable to attend. He stated the owner wishes loves old home, would like to keep the home to the character home of the area, and wants to remodel the current garage as a potting shed/storage. He stated the lake

side addition would provide access to the existing deck and have another set of steps to the yard. Steinfeld discussed moving the existing steps from the front of the deck if they add new steps. Monson stated the applicants would be willing to remove the proposed steps if needed. Swanson discussed expanding the home west to east. Monson stated it would be a less attractive design and it would likely kill a significant tree. Blodgett discussed access to the backyard between the home and shed. The 15' between them is adequate for access and the back of the proposed garage has additional storage and rear access.

Nell Mathews – 2643 Arcola Lane – Mathews stated that the city protects the lake shore setback to protect and reduce runoff to the lake. To protect the lake, the city minimum lot size standards are one acre, 100' width, and side yard setbacks are for privacy and safety. The aggregate side yard setback is used when a home is not centered on the lot. Mathews went on to say the lot is wider than 100' and she does not think it is reasonable to allow the expansion of the width on one side when there can be expansion to both sides of the current structure and remain within the 20' side yard setback. She also stated that other homes on Northview do not have two separate garages. She stated the owner bought the house knowing there are size limitations, their design preferences are not unique to the property, and the city has an obligation to limit encroachment.

Halverson closed and reopened the public hearing at 8:03 pm to allow Monson to comment.

Monson stated that they have enough depth to mitigate runoff, they did not want to jeopardize the significant tree, the house cannot structurally have a second story, and they designed it to look like it has always been there. Both adjoining neighbors sent letters of support.

Halverson closed the public hearing at 8:09 pm

Steinfeld stated if the stormwater can be mitigated, he felt it is a reasonable design and supported the variance with the elimination of the proposed steps. He stated the garage is more of a concern than the addition. Carlson reminded the commissioners that stormwater mitigation is reviewed as part of the permitting process and although it has been discussed with the applicant, it has not been designed to detail until they find out if variances are being granted. Anderson stated that the proposed plan is reasonable without the steps. Swanson stated she struggles with such a big setback and retention of existing garage, when the footprint could comply with 20' side yard setbacks. Anderson stated the owner is considering what the neighborhood would like instead of tearing it down and building a two story home. Halverson struggled with asking them to remove the existing garage knowing they would need to remove a significant tree.

**Anderson motion, Steinfeld second to accept the proposed request with removal of steps either in front or side of lakeside deck. Steinfeld second.**

Blodgett discussed moving the proposed garage north two feet to reduce encroachment to Northview Rd. Steinfeld said it does not accomplish much. Anderson stated this is improving what is there today and all homes there are almost right on the road. Moriarty recommended removing the existing garage, try to save the tree and removing the proposed stairs.

**Anderson withdrew her motion, Steinfeld agreed to withdrawal of the motion.**

**Moriarty motion, Anderson second to remove existing garage and try to save the tree, build as planned with removal of new proposed stairs.**

Moriarty asked Monson if the applicant will have any issues with this proposal. Monson stated the existing garage will have character and removal of it will make the property look unbalanced. Cookson's would be extremely disappointed. They would be more amenable to reducing the size of the garage two feet than removing the potting shed/garage.

**(Moriarty motion, Anderson second to recommend that the City Council approve variances requested to the lakeshore, front and side setback at 3132 Northview Road for a home addition, porch and attached garage as submitted with the modifications to shorten the garage by two feet on the Northview Road side, and remove the new proposed steps on the lakeside; and with the following findings of fact:**

- 1) The proposed use of the property for additional living space, porch, and attached garage is reasonable.**
- 2) The proposed porch and deck inside the 75-ft lakeshore setback are in line with the existing deck and do not significantly add to the encroachment into lake views of adjacent properties.**
- 3) The proposed home and garage additions on the street side of the lot are reasonable and in keeping with the character of this part of the City where many homes and garages are close to the street.**
- 4) The proposed side setback of 3.3 ft to the east side is greater than the existing garage side setback of 1.2 ft on the west side of the lot and greater than the 2.0 ft setback of the garage on the adjacent lot to the east.**
- 5) The request meets the criteria for granting a variance in Section 2.4(C)(4) of the Zoning Code.**

**Votes: Aye: Moriarty, Steinfeld, Anderson, Halverson. Nay: Swanson and Blodgett.)**  
Motion passes.

## **7. Reports**

- 7.1. Chairperson – no report
- 7.2. Commissioner Reports – no report
- 7.3. Council Liaison Enlow – Enlow summarized Council discussion from the 10/11/21 meeting.
- 7.4. Building Permit Report –

## **8. ADJOURNMENT**

**(Anderson motion, Moriarty second to adjourn; All ayes ; Nays: none).** Motion passed.

Vice Chair Halverson adjourned the meeting at 8:51 p.m.

**PUBLIC IN ATTENDANCE** – The following individuals were in attendance: Nell Mathews, Jon Monson, Erica Hway

Minutes respectfully submitted by City Administrator Heidi Honey

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Heidi Honey, City Administrator