

CITY OF THE VILLAGE OF MINNETONKA BEACH

RESOLUTION 2016 - 20

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AMENDMENT TO
PERMIT CONSTRUCTION OF A NEW BAR/GRILLE ADDITION AND A NEW
BATHROOM ADDITION TO THE LAFAYETTE CLUB ON PROPERTY LOCATED
AT 2800 NORTHVIEW ROAD**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of the Village of Minnetonka Beach, Minnesota was held on the 11th day of July, 2016. The following members were present: Mayor Rick Skalla, Council Members Jill Bartel, Paul Kozloski, Jaci Lindstrom, and Mike Taylor. Absent: Treasurer Randy Gilster.

Council Member Taylor introduced the following resolution and moved its adoption:

WHEREAS, the City of the Village of Minnetonka Beach is a municipal corporation, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of the Village of Minnetonka Beach has adopted a comprehensive plan and corresponding zoning regulations to promote orderly development and utilization of land within the city; and,

WHEREAS, the Lafayette Club ("Applicant") is located on the property at 2800 Northview Road which is legally described as follows:

Lot 1, Block 1, Lafayette Country Club, Hennepin County, Minnesota

WHEREAS, the subject lot subject to a Conditional Use Permit (CUP) authorizing use of the land as a Country Club; and

WHEREAS, the original Conditional Use Permit (CUP) has been amended eleven (11) times prior to this request; and

WHEREAS, the City has not received any complaints about the club, the original CUP, or the subsequent eleven amendments to staff's knowledge; and

WHEREAS, the Club would like to make improvements to the existing Clubhouse principal structure to better serve their membership; and

WHEREAS, one of the improvements would include a 1,200 square foot addition to the existing Bar & Grille along with an associated 530 square foot patio; and

WHEREAS, the second main improvement would be a 314 square foot bathroom addition; and

WHEREAS, such improvements and expansions require a 12th Amendment to the original CUP before being constructed; and

WHEREAS, staff fully reviewed the requests and prepared a report complete with findings and recommendations for Planning Commission and City Council consideration; and

WHEREAS, the Planning Commission on June 27th, 2016, opened and closed a duly noticed public hearing and considered the applicant's submission, the contents of the staff report, public testimony, and other evidence available to the Commission; and made recommendations for consideration by Council; and

WHEREAS, the City Council subsequently considered on July 11th, 2016, the recommendations of Staff and the Planning Commission, the Applicant's submissions, the contents of the staff report, public testimony, and other evidence available to the Council;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of the Village of Minnetonka Beach hereby approves the 12th Amendment to the CUP authorizing a County Club at 2800 Northview Road based on the following findings of fact:

- 1) The proposed amendment represents the twelfth amendment to the original conditional use permit allowing operation of the Lafayette Club at 2800 Northview Road;
- 2) The proposed amendment seeks to authorize the following improvements:
 - a. Construction of a 1-story, 1,200 square foot Bar/Grille addition;
 - b. Construction of a 1-story, 314 square foot restroom addition; and
 - c. Construction of a 530 square foot outdoor patio.
- 3) The proposed improvements will not endanger, injure or detrimentally affect the use and enjoyment of other properties given their distance and separation from adjacent properties;
- 4) The proposed improvements will not impact the health, safety, or welfare of Club patrons or the community as all improvements will be built in accordance with present day building codes and City standards;
- 5) The proposed improvements will not impact development on adjacent properties given the distance between the improvements and adjacent lands;
- 6) The proposed improvements will be fully reviewed by engineering as part of the building permit process, and all must function with existing public services prior to issuance of any permits;
- 7) The proposed work is intended to improve facilities which already existing on-site, so the proposed changes will not be generating new or different traffic patterns of concern;
- 8) The existing on-site facilities being improved have not generated any complaints from surrounding properties during their years in existence;

- 9) The proposed improvements will not have any significant impacts on existing vegetation or other natural features; and
- 10) The proposed improvements are designed to be architecturally compatible with the existing structure, and seamlessly transition from old to new thereby preserving the historic nature of the clubhouse.

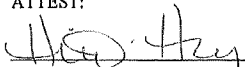
BE IT FURTHER RESOLVED, that approval of 12th Amendment to the Conditional Use Permit for the Lafayette Club shall be subject to the following conditions:

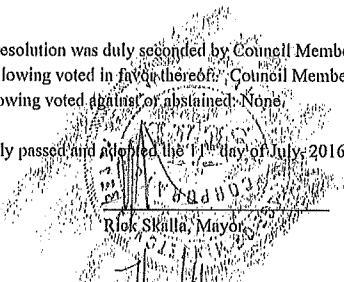
- 1. The applicant shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction prior to any construction of the proposed improvements.
- 2. The future building permit application shall include all plan sets and calculations as required by the City Engineer, and the City Engineer shall review all plans and proposed groundcover changes to ensure City standards for stormwater management are being met.
- 3. Construction shall follow the survey and plans as submitted or as required to be updated by the City Engineer.
- 4. The applicant will be required to inform the Minnehaha Creek Watershed District of the proposed changes and update (or obtain) a permit for erosion control. A copy of the permit, if needed, shall be submitted to the City after MCWD approval.
- 5. The City Engineer shall have the option to inspect the property at the applicant's expense during the construction process to ensure on-going compliance with all engineering requirements.
- 6. The Lafayette Club is responsible for the actions of its contractors and ensuring compliance with City regulations.

The motion for adoption of the foregoing resolution was duly seconded by Council Member Kozloski and, upon vote being taken thereon, the following voted in favor thereof: Council Members Bartel, Kozloski, Lindstrom and Taylor. The following voted against or abstained: None.

Whereupon the resolution was declared duly passed and adopted the 11th day of July, 2016.

ATTEST:


 Heidi Honey, City Clerk

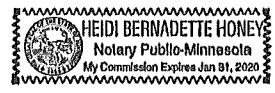

 Rick Skalla, Mayor
 Dated: _____

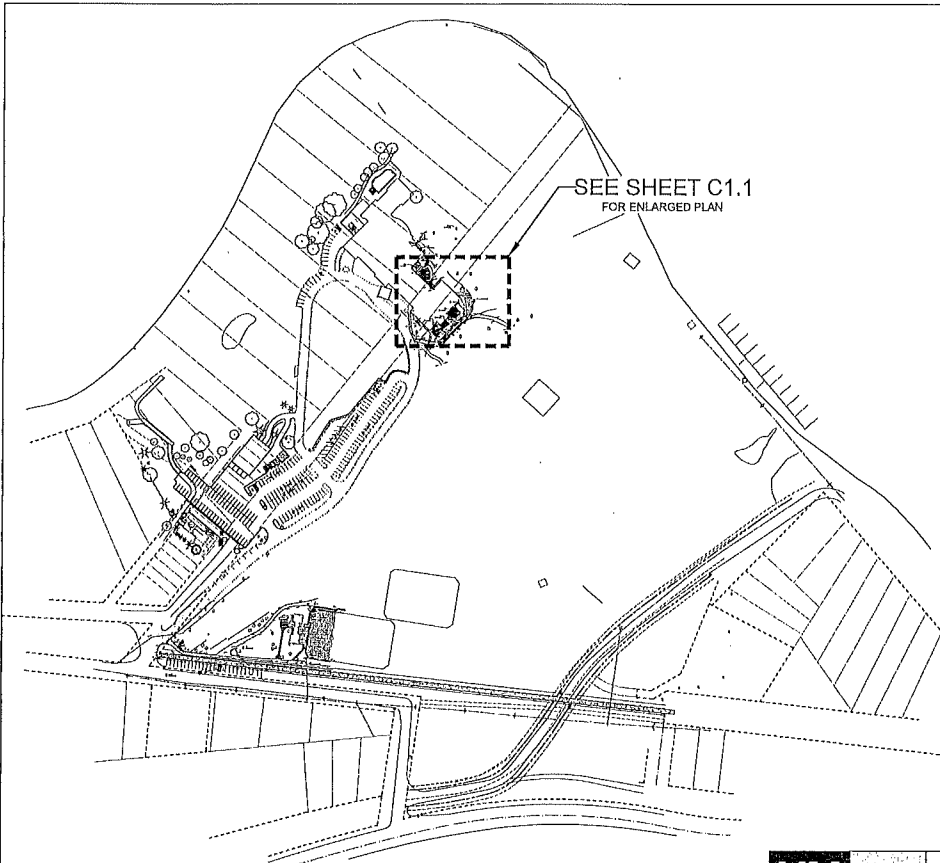
The undersigned Applicants have read, understand and hereby agree to the terms of this resolution and on behalf of himself/herself, his/her heirs, successors and assigns, hereby agree to the conditions set forth above, and to the recording of this resolution and attachments in the chain of title of the property.

Dated 7/22/16 [Signature]
Scott Brenner, General Manager/COO

Subscribed and sworn to before me this 22nd day of July, 2016.

[Signature]
Notary Public





SEE SHEET C1.1
FOR ENLARGED PLAN

GENERAL NOTES

1. ALL EXISTING UTILITIES AND OTHER UTILITIES ARE TO REMAIN UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY FROM LOCAL ALL EARTHQUAKE ZONING REGULATIONS, ETC., AND DETERMINE THAT ALL UTILITIES ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL EXISTING UTILITIES AND OTHER UTILITIES ARE TO REMAIN UNLESS NOTED OTHERWISE.
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DEMO NOTES

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NOTES OF EXISTING STORY GRADES:
INSTRUCTIONS TO CONTRACTOR SHALL COORDINATE WITH OWNER AND FIELD SURVEYING OF EXISTING STORY GRADES TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.

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PRELIMINARY
NOT FOR CONSTRUCTION

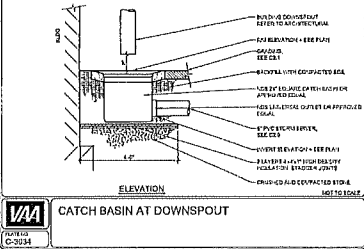
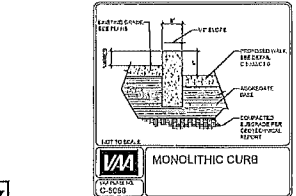
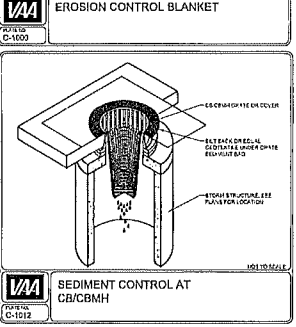
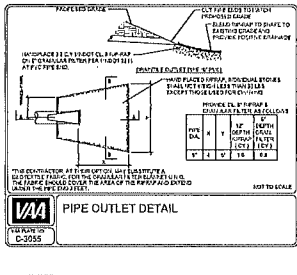
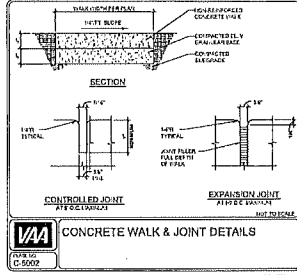
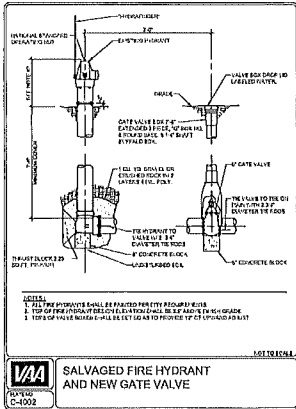
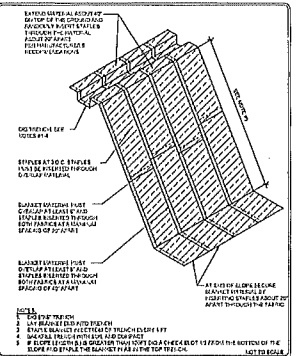
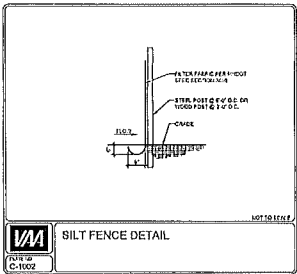
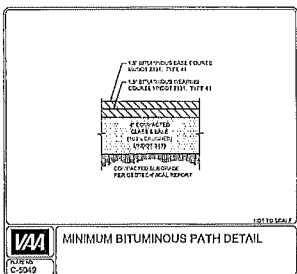
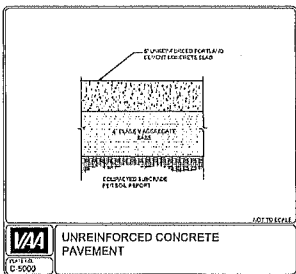
16214
C1.0
OVERALL EXISTING CONDITIONS AND REMOVALS PLAN

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VAA

DATE: 10/15/2014
PROJECT: LAFAYETTE CLUB - CLUBHOUSE ADDITION
SHEET: C1.0
SCALE: 1/8" = 1'-0"

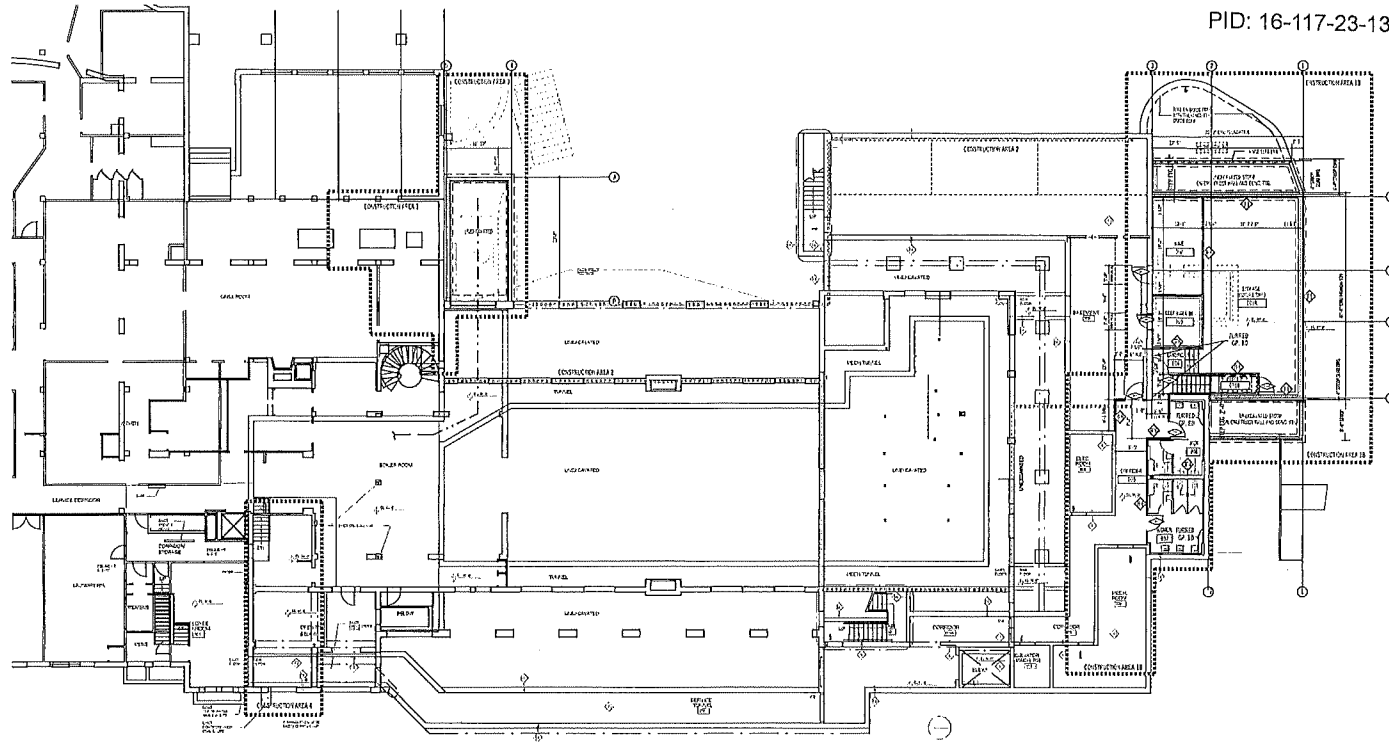
DATE	10/15/2014
PROJECT	LAFAYETTE CLUB - CLUBHOUSE ADDITION
SHEET	C1.0
SCALE	1/8" = 1'-0"



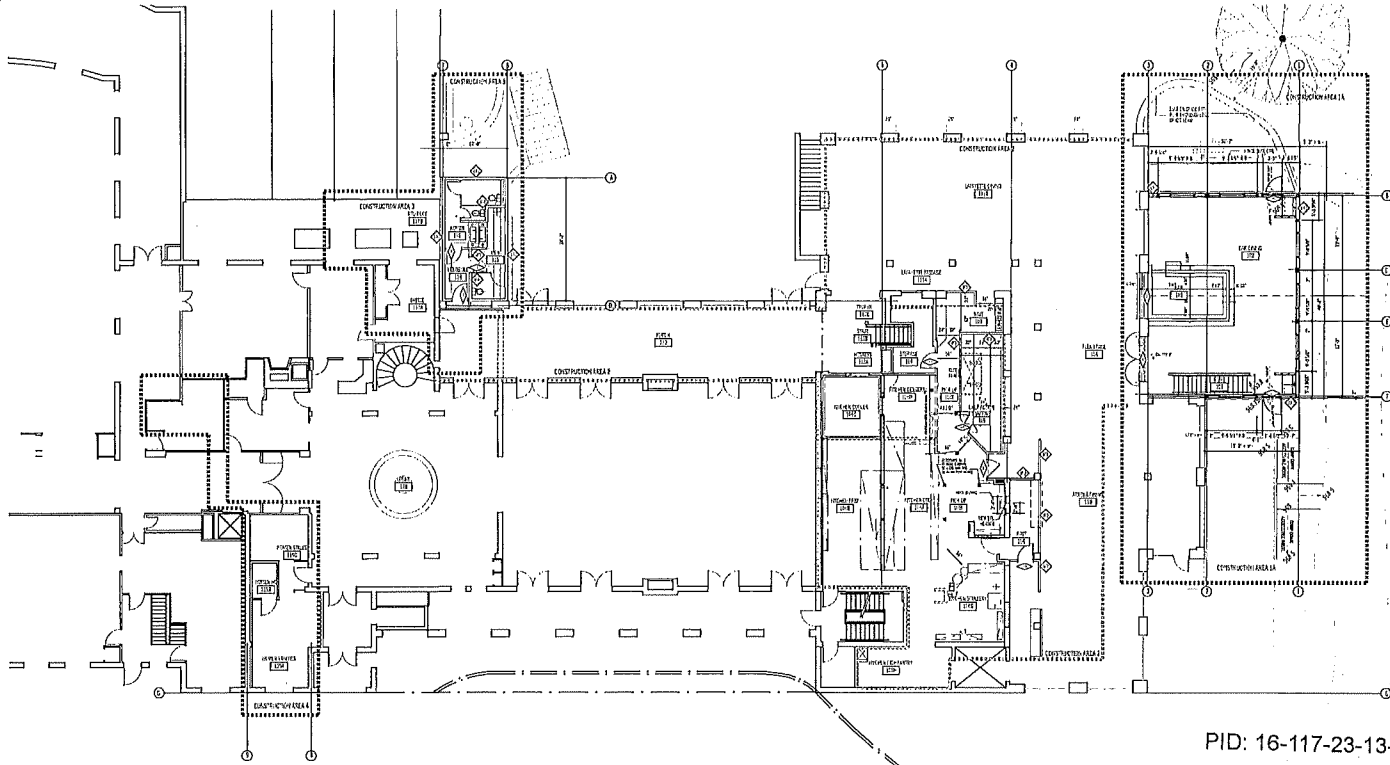
PRELIMINARY
NOT FOR CONSTRUCTION

VAA	LAFAYETTE CLUB - CLUBHOUSE ADDITION	Sheet No.	21
		Scale	AS SHOWN
DATE		DATE	DATE
DRAWN		CHKD	APP'D
CIVIL DETAILS			C 3.0

PID: 16-117-23-13-0002



	Project Name Lafayette Club Clubhouse Addition	Date	
		10/1/11	10/1/11
Architect		LAFAYETTE CLUB CLUBHOUSE ADDITION	
Scale		AS SHOWN	
Drawing No.		10/1/11	
Revision		10/1/11	
Author		10/1/11	
Checker		10/1/11	
Title		BASEMENT PLAN	
Sheet No.		A.1.1	



PID: 16-117-23-13-0002

1 CLUBHOUSE RENOVATION PLAN
A10 SCALE 1/4" = 1'-0"

VA	LAFAYETTE CLUB CLUBHOUSE ADDITION ARCHITECTURAL DRAWINGS PREPARED BY: [REDACTED] DATE: [REDACTED]	SHEET NO. 101.2 OF 101.2	LAFAYETTE CLUB CLUBHOUSE ADDITION
	DRAWN BY: [REDACTED] CHECKED BY: [REDACTED]	DATE: [REDACTED]	SHEET NO. 101.2 OF 101.2
	MAIN FLOOR CL'	RENOVATION PLAN	A 1.2

