

**COMPREHENSIVE PLAN STEERING COMMITTEE  
MEETING SUMMARY**

**July 19, 2007**

**6:30 p.m.**

**Boards & Commissions Room  
Minnetonka City Hall, Lower Level**

Steering Committee: Mayor Jan Callison                      David Nichols  
Lee-Hoon Benson    Cathy Rude  
John Cheleen    Jim Couling  
Blaine Waters    Terri Yearwood  
Chris Meehan

Planning Commission: Sandal Hart                                      Steve Adams  
Paul Lehman    John Cheleen

EDA: Peter St. Peter    Dan Duffy                                      Al Thomas  
Tony Wagner    Bob Walker                                      Bunny Robinson  
Bill Yaeger    Ethan Lang

Project Manager: Ann Perry, Resource Strategies Corporation

City Staff: Geralyn Barone    Julie Wischnack  
Ron Rankin    Elise Durbin  
Stephanie Scott-Sims    Josh Metzger  
Jeff Thomson

Other Consultants: Monique MacKenzie, SRF Consulting  
Beth Bartz, SRF Consulting  
Jay Thompson, Maxfield Research

**1. Welcome.**

Mayor Callison welcomed the group and individuals introduced themselves.

**2. Summary of May 7, 2007 Steering Committee Meeting.**

The summary of the May 7, 2007 Steering Committee meeting was accepted.

**3. Bus Tour Observations.**

Perry explained that in mid-May the Steering Committee went on a bus tour to see different developments throughout the city. She said staff heard the following comments:

- The community is diverse with different types of developments
- Pleased with the appearance of the commercial and residential areas
- Wanted to know more about the city's involvement in West Ridge Market
- Trail connections need to be better marked
- Good integration of developments and natural resources

#### **4. Introduction to Existing Conditions Presentation and Discussion.**

Perry explained in the Comprehensive Plan there will be a chapter that gives information on the current existing conditions of the city, with the primary reason of this being to see where the city is at now. She said the presentations tonight will help provide information to formulate issues and opportunities before policies are developed. Perry said the information also contains statistics about Minnetonka's sister cities (Edina, St. Louis Park, Plymouth, and Eden Prairie) to help compare and contrast.

##### *4a. Presentation and Discussion of Demographic/Socio-Economic Analysis.*

Mackenzie said demographics are important because they help to see who we are and how that affects daily life. They also help with the comprehensive plan in order to plan out 25 years, how to guide investments, direct resources, and protect valued features. She reviewed the powerpoint presentation with the demographic and socio-economic information for Minnetonka and its sister cities.

Meehan asked how jobs are counted. Mackenzie said they are counted by sector, but can also be done by employer.

Lehman said there are two sets of numbers, residents and jobs, and asked how they intertwine. He gave the example that if the age of residents is older, but the number of jobs stays the same, does that mean there is a swell of bodies within the city at a certain time. Bartz said more information is needed about how many Minnetonka residents actually work within the city. Wischnack said counting daily population is tough, but the transportation data will help.

Yearwood asked if there is any data available on the likelihood of people leaving the community after retirement. Mackenzie said this will need to be looked into.

Robinson asked where the city's residents are coming from, such as other suburbs, and why they are coming.

Hart said defining the retirement age is tricky because some people are opting to work longer. Cheleen added that when some people retire they do not quit working altogether though.

##### *4b. Presentation and Discussion of Housing Inventory*

Thompson reviewed the key findings of the housing inventory in a powerpoint presentation.

Nichols asked if corporate foster care, where a group of seniors are living in a house together, is a trend. Thompson replied this is a small percentage of seniors. Wischnack added there are no zoning requirements if the house is less than six or seven residents. Nichols said this type of housing seems flexible for seniors. St. Peter added it is not economically feasible, so it's not likely to be a trend.

Nichols asked about how a quality of a home is established. Rankin said it is established by the assessing department based on age, size, materials and other factors.

Couling asked if a teardown is considered a complete demolition. Rankin replied it is a judgment call, but where there is a new building permit issued then it is easily defined.

Walker asked if there are other types of facilities/housing available in other communities, but not in Minnetonka. Thompson said yes, especially for more service intensive populations.

Yearwood asked if there is a trend towards larger senior developments. Thompson said yes, but he said he's unsure why. Walker said there are many continuing care retirement communities, where people enter when they do not need care, but they can age in place without moving.

#### *4c. Presentation and Discussion of Historical and Existing Land Uses*

Perry said because Minnetonka is an attractive area and the decisions made by the City Council in the past have made Minnetonka what it is today.

Perry gave an overview of residential development. She said single-family neighborhoods began in the 1930's in the areas of Minnetonka Mills, Groveland, Grays Bay/Libbs Lake, Tonka-Woodcraft, and Glen Lake. From the 1930's to 1950's development was around the Minnetonka Boulevard and Excelsior Boulevard areas. From 1950 to 1970, developments were near the boundaries with St. Louis Park. During this time, the first sewers were put into the Forest Hills neighborhood, and the half-acre lot size policy was developed. Perry said from 1970 to 1985 there was more infill development, but still vacant land.

Perry reviewed the levels of residential density, and said that high density residential developments are built near commercial areas to create a transition to single-family neighborhoods. The vacant land was reviewed, but Perry noted that not all of it is guided for residential development. She said there is approximately 270 acres, or about 1% of the city's total acreage, that is vacant; however, the amount developable is undetermined at this time.

The commercial, retail, and industrial areas of the city were reviewed. Perry said the city decided not to start a downtown area because of the smaller retail areas that already existed.

### **5. Adjournment.**

The meeting adjourned at 9:05 p.m.