

**COMPREHENSIVE PLAN STEERING COMMITTEE  
MEETING SUMMARY  
February 27, 2008  
5:30 p.m.—8:00 p.m.  
Boards & Commissions Room**

Steering Committee: Jan Callison Sue Sjeklocha  
Jim Couling David Nichols  
Bob Walker Gauri Subramani  
Terri Yearwood Blaine Waters  
Janet Dupre

Project Manager: Ann Perry, Resource Strategies Corporation

City Staff: GERALYN BARONE Ron Rankin Julie Wischnack  
Elise Durbin Susan Thomas Stephanie Scott-Sims

Others: Beth Bartz, SRF Consulting  
Monique MacKenzie, SRF Consulting  
Lark Weller, SRF Consulting

**1. Welcome**

Mayor Callison welcomed the group.

**2. Accept February 13, 2008 Meeting Summary**

The committee accepted the meeting summary.

**3. Continued Review of Geographic Focus Areas**

Bartz said an open house was held for the I-394 corridor and Highway 7 corridor on February 20<sup>th</sup>, and a summary of the comments are in the agenda packet. She said tonight staff is looking for comments and changes to the proposed 2030 land uses.

Bartz summarized the comments from the I-394 corridor. She said the majority of the attendees were from the Knollway area, and staff heard a mix of comments about changing this area from low density to high density residential. Bartz said concerns about noise and traffic were heard the most, but there were questions about if the city were to designate this area as high density then what are the impacts to taxes and would disinvestment occur. Wischnack said if the area is designated high density it does not mean a rezoning. She reviewed the average house values for the area.

There was discussion on the car dealerships and if the Northridge/Southridge area can feasibly be redeveloped. MacKenzie showed a diagram of a possible phasing, buffering, and access plans if redevelopment were to occur in the Knollway and Northridge/Southridge areas. A traffic analysis will be completed next.

Bartz said there was not much discussion on other proposed land use changes in the corridor. Perry said there were comments made to include more commercial neighborhood.

MacKenzie reviewed the Highway 7 corridor comments. She said the medium density designation on the south side of Highway 7, east of County Road 101 had some concerns by the neighbors about cut-through traffic. The committee decided to reguide this area of single-family homes as low-density.

Bartz said there was a lot of support from people about the mixed-use proposal at Highway 7/County Road 101 with some transit opportunities.

MacKenzie described the Highwood Drive area proposed for medium density and stated there would be another opportunity to have commercial. There was discussion about what land use is most appropriate for this area. The committee suggested this area, including commercial businesses, be designated as mixed use.

MacKenzie also briefly went through the proposed changes at Minnetonka Boulevard/County Road 101. The committee suggested getting input from the neighbors prior to the May 31<sup>st</sup> open house.

Barone reviewed the comments received from several open houses for the Minnehaha Creek plans. She said there were comments concerning safe crossings at intersections, parking, and neighborhood trail access. Rankin said more follow-up will be done with the businesses in the Minnetonka Mills area.

Bartz said there were a few other scattered-site changes throughout the city done more as housekeeping. She said if there are any comments to send them to staff.

Wischnack said the land use plan will be put on the website in late April, but if people are interested in seeing the proposed changes before then they can come to the city to see them.

#### **4. Review and Discuss Draft Policy Chapter**

Perry said the preliminary draft of the policies is included in the agenda packet and if there are changes to send them to staff. She said to help in the discussion of the policies, a series of questions have been put together that staff would like the steering committee to review and discuss. The committee reviewed questions on the overall city strategy and services as well as land use, development, and redevelopment.

#### **5. Adjournment**

The meeting adjourned at 8:00 p.m.