

**COMPREHENSIVE PLAN STEERING COMMITTEE
MEETING SUMMARY
May 14, 2008
5:30 p.m.—7:45 p.m.
Boards & Commission Room**

Steering Committee:	Jan Callison	Lee-Hoon Benson
	Jim Couling	John Cheleen
	Blaine Waters	Janet Dupre
	Terri Yearwood	Bob Walker
	Gauri Subramani	

Project Manager: Ann Perry, Resource Strategies Corporation

City Staff:	Geralyn Barone	Ron Rankin	Julie Wischnack
	Elise Durbin	Josh Metzger	

Others: three visitors

1. Accept April 28, 2008 Meeting Summary

The committee accepted the meeting summary.

2. Review of I-394 Car Dealerships

Wischnack began by giving history about the car dealerships on I-394 and the ordinance that is currently in place regulating them. She said the city has received a request for an amendment to the ordinance for a new dealership, which has prompted staff to look into the ordinance and see if changes need to be made. Wischnack said the dealerships have new ways to display their vehicles—different from the ways they were displayed when the ordinance was written in the mid-1980's. She said that there should be high performance standards associated with this ordinance.

The committee discussed the issue of car dealerships on I-394. Many committee members agreed that the dealerships should be confined to a certain area and they liked the area that was being proposed. The committee also agreed that there should be strong language regarding buffering, the look of the backside, other outdoor storage besides automobiles, and the issue of the "creep" of dealerships into the neighborhoods also needs to be addressed.

3. Review of Draft Chapter IX—Economic Development and Redevelopment

Durbin reviewed the highlights of the Economic Development and Redevelopment Plan. She reviewed why Minnetonka is a great place for businesses, recent business trends in the office/industrial market as well as the commercial/retail market. Durbin went through past trends in vacancy rates for office space and what future trends may be for office/industrial uses. She highlighted employment trends for the labor force, jobs and unemployment. Durbin noted the village redevelopment goals

that are included in the chapter and discussed the tools available for economic development and redevelopment.

The committee discussed fiscal disparities and how it works. There was discussion on specifying whether big box retail should be included in the village areas or if it should be reserved for local businesses. The committee also talked about home-based businesses and how the city should create networking opportunities for these types of businesses. A suggestion was made that there was no tie back to the chapter three policies and there should be more included on the natural environment and sustainability.

4. Review Draft Implementation Section for Chapter IV Draft Land Use Plan

Perry reviewed the organization of the land use plan chapter, and noted that the implementation section of the land use plan is also included in this chapter at the end. She said the village areas are addressed in this chapter and strategies for development/ redevelopment are included as well as guidance for each specific village area. Perry reviewed the village areas at Highway 7/County Road 101, Minnetonka Boulevard/ County Road 101, County Road 73/Cedar Lake Road, Minnetonka Boulevard/Highway 169, Shady Oak Road, Minnetonka Mills, Baker Road/Excelsior Boulevard, Highwood Drive, the I-394 areas, and Opus.

The committee discussed where it may be appropriate for big box retail to locate. The suggestion was made to be clear on expectations and the development standards/ design guidelines for the village areas.

For the Minnetonka Boulevard/County Road 101 area and the Highwood Drive area there should be language about the number of stories that will be allowed as well as description about buffers for the Highwood Drive area.

Perry went through the implementation tools available and the implementation procedures including the zoning ordinance and map, the Planned I-394 zoning district, and plan amendment criteria.

5. Review of Draft Chapter X-Strategic Facilities and Services Plan

Due to time, the chapter was not reviewed in much detail. Perry said the city has enough utility capacity in most locations; however, if more development occurs in Opus and the north Plymouth Road area, an analysis will be required.

6. Adjourn

The meeting adjourned at 7:45 p.m.