

Greenwood Planning Commission  
Wednesday, June 10, 2020  
7:00 P.M.

**1. CALL TO ORDER/ROLL CALL**

Chair Lucking called the meeting to order at 7:05 p.m.

Members Present: Chair Pat Lucking, Commissioners Kelsey Nelson, David Steingas, Julie Getchell

Members Absent:

Others Present: Planning Director Patrick Smith

**2. MINUTES**

- a) May 13, 2020 - Motion by Steingas to approve the minutes as written. Motion was seconded by Getchell. Motion carried 4/0.

**3. PUBLIC HEARINGS**

**3a. Variance request to exceed the side yard and front yard setback requirements, exceed the impervious surface and wall height limits, and the number of trees removed for the property located at 5270 Meadville Street.**

Smith presented the staff report. Colin Sievers, property owner, is proposing to raze the existing house and are requesting five variances to build a new house on the property. The property is zoned R-1, is 7,327 square feet in area and is 50 feet wide. The existing house, built in 1915 according to Hennepin County records, predates the City's Zoning Ordinance and is nonconforming in terms of front yard and side yard setbacks and hardcover. The proposed layout will orientate the house in the middle of the site and significantly improved the north side yard setback while slightly increasing the nonconforming front yard setback and total hardcover.

Steingas questioned the need for a grading variance. Tammy Magney, architect for the applicant, stated that the existing house is now acting like a retaining wall. The resulting grade will not be increased except a small area near the proposed garage.

Steingas asked about wall height variance on the north side of the proposed house. Tammy Magney stated that with the required setbacks, bedrooms cannot be placed on the first floor. Chair Lucking stated the wall height variance should have been for 9 feet.

Nelson asked if the City was consistent with the other houses on Meadville Avenue. Lucking stated that the City should be. Smith stated that the wall height should be the maximum wall height but is still consistent with other houses recently constructed along Meadville Street.

Chair Lucking stated that he's been on the Planning Commission for 20 years and has not seen a plan as well prepared as the proposed plan.

Colin Sievers, property owner, addressed the Planning Commission. Sievers talked to all the neighbors about his proposed plans.

Chair Lucking opened the public hearing.

Maureen Burns, 5080 Meadville Street, addressed the Planning Commission. Ms. Burns does not favor the variance requests.

Jeff Solum, 5280 Meadville Street, addressed the Planning Commission.

Steingas asked about moving the house back towards Meadville Street. Magney stated that the house was designed for privacy for all three properties. Smith stated that if the house was moved closer to Meadville Street, it would exacerbate the front yard setback encroachment.

Colin Sievers addressed the Planning Commission.

Mike Kroening, 5260 Meadville Street, addressed the Planning Commission, liked the thoughtfulness of the plan. Only concern is with the building height.

Chair Lucking closed the public hearing.

Steingas is concerned with the wall height. Nelson was concerned with the wall height and the amount of proposed hardcover. Getchell is not concerned about the hardcover as it is well under the hardcover approved for other projects along Meadville Street. Is only concerned with the wall height.

Steingas motioned to recommend approval of the variances as proposed with a wall height variance of 19 feet/1 inch. Getchell seconded. Motion carried 4/0.

Getchell motioned to approve the hardcover variance as requested. Motion failed 1/3.

Steingas motioned to recommended approval of the front yard variance of 3.2 feet but would support a greater encroachment in order to move the house farther from Lake Minnetonka. Getchell seconded. Motion carried 4/0.

Lucking motioned to recommend approval of exceeding the number of trees removed by one. Steingas seconded. Motion carried 4/0.

Lucking motioned to recommend approved of a side yard setback of 8 feet. Getchell seconded. Motion carried 3/1. Nelson voted nay.

#### **4. NEW BUSINESS**

None

#### **5. LIAISON REPORT**

Smith stated that the City Council approved the variance for 5290 Meadville Avenue for the AC unit, continued the CUP request for 4900 Meadville Avenue, and approved the new construction hours.

## **6. ADJOURN**

Motion by Steingas to adjourn the meeting. Nelson seconded the motion. Motion carried 4/0. The meeting was adjourned at 8:35 p.m.

Respectively Submitted,  
Patrick Smith  
Planning Director