1. Call to Order – Roll Call

2. Approval of Minutes of June 3, 2020

Commissioner Dumalag made a motion to approve the minutes. Commissioner Erwin seconded the motion, and the motion passed on a vote of 7-0.

3. Public Hearings

A. Approvals for a new medical office building at 6009 Wayzata Blvd.

   Applicant: Patrick J. Giordana on behalf of The Davis Group
   Case Nos: 20-09-S, 20-10-VAR, 20-11-CUP

Ms. Monson presented the staff report. She stated Mr. Giordana on behalf of The Davis Group requests a preliminary and final plat to combine four parcels into one, a conditional use permit to remove more than 400 cubic yards of fill, and a variance of 25 parking spaces in order to redevelop the site and construct a 77,500 square foot, 3-story medical office building at 6009 Wayzata Blvd.

Ms. Monson stated the applicant seeks approval to construct a 77,500 square foot, 3-story medical office building with 324 surface parking space, 51 underground spaces, and proof of parking for 20 spaces for a total of 324 parking spaces.

Ms. Monson added there are many sustainable features included with this building.

Ms. Monson stated city council is scheduled to hold a public hearing regarding the vacation application for the proposed vacation of a portion of 14th Street and to review the preliminary and final plat, conditional use permit, and variance applications on August 17, 2020. She noted staff finds all conditions have been met and recommends
the preliminary and final plan, variance and conditional use permit be approved as outlined in the staff report.

Commissioner Erwin asked if the new development will require any no parking signs.

Ms. Monson stated yes, it will be striped for no parking on Wayzata Avenue.

Commissioner Dumalag stated she has a conflict of interest and will recuse herself from the discussion and vote.

Commissioner Beneke asked about expansion and applying for another variance at a later date. He also asked about the dead-end, and about the parkland fee and paying on the non-plated part.

Ms. Monson stated the variance conditions are specific to the use being requested and parking is calculated based on use. Any additions would increase the parking requirement and they would need to request an additional variance for further parking reductions.

Regarding the dead end, Ms. Monson noted it was vacated in the 1950s and the applicant is requesting the city vacate an additional portion of the right of way so as to add a little more space for parking. She stated there is no public purpose for this right of way, and added council will approve this vacation.

Ms. Monson stated the developer has already paid the parkland fees and fees are typically paid in advance. The majority of the property has already been plated, and the additional portion will be paid for, as it has not been previously plated.

Commissioner Weber asked about the current policy on medical office parking and how it compares to other cities like Richfield and Bloomington. He wondered if the council may revisit the parking requirement and if it is germane that the commission asks the council to revisit parking requirements for medical offices.

Ms. Monson stated the council has not looked at this currently, but staff has discussed looking at this especially as things move forward with Covid and social distancing. She stated it is in the commission’s purview to ask the council this question.

Chair Kraft opened the public hearing.

The applicant stated they are excited about the project and have been waiting for a long time to develop this property with a medical office building. He stated he is appreciative of the commission viewing the plans tonight and is available for any questions.

Commissioner Weber asked if the developer will have the proof of parking but will not park and if they had a need to build parking spots out later.

Mr. Davis stated they have had proof of that in the past, but have not built it out, as many do not want as much parking any longer today. He stated the bigger push today is to reduce the asphalt and leave more room for landscaping. He added they have not
had a problem in their other buildings and do not anticipate in the short term they would need any additional parking.

There were no callers on the line for this item.

Chair Kraft closed the public hearing.

Commissioner Beneke made a motion, Commissioner Weber seconded, and recommending approval of the PPL, CUP and Variance, all subject to conditions recommended by staff.

The motion passed on a vote of 6-0-1 (Commissioner Dumalag abstained).

B. 2400 Edgewood – excavation for pedestrian bridge

   Applicant: City of St. Louis Park
   Case Nos: 20-13-CUP

Gary Morrison, presented the staff report. He noted the bridge is part of Connect the Park to include a north/south bikeway connection, along with pedestrian crossing.

Chair Kraft opened the public hearing.

There were no callers on the line for this item.

Chair Kraft closed the public hearing.

Commissioner Weber made a motion, Commissioner Dumalag seconded, recommending approval of the CUP for excavation at 2400 Edgewood for a pedestrian bridge, subject to conditions recommended by staff.

The motion passed on a vote of 7-0.

4. Other Business – none

5. Communications

Mr. Walther noted on the second public hearing the project has been on the cities list since 1978, so it is exciting to have this moving forward.

Mr. Walther noted the next meeting will be held on August 19 and will be a study session only by video conference. He noted the public will be able to join by audio.

Mr. Walther noted the US Census has been underway since March and non-response in-person follow up begins tomorrow. He encouraged all to complete the 2020 census, and stated the city is at a 78% response rate, which is better than the state response as a whole.

6. Adjournment

The meeting was adjourned at 6:55 p.m.