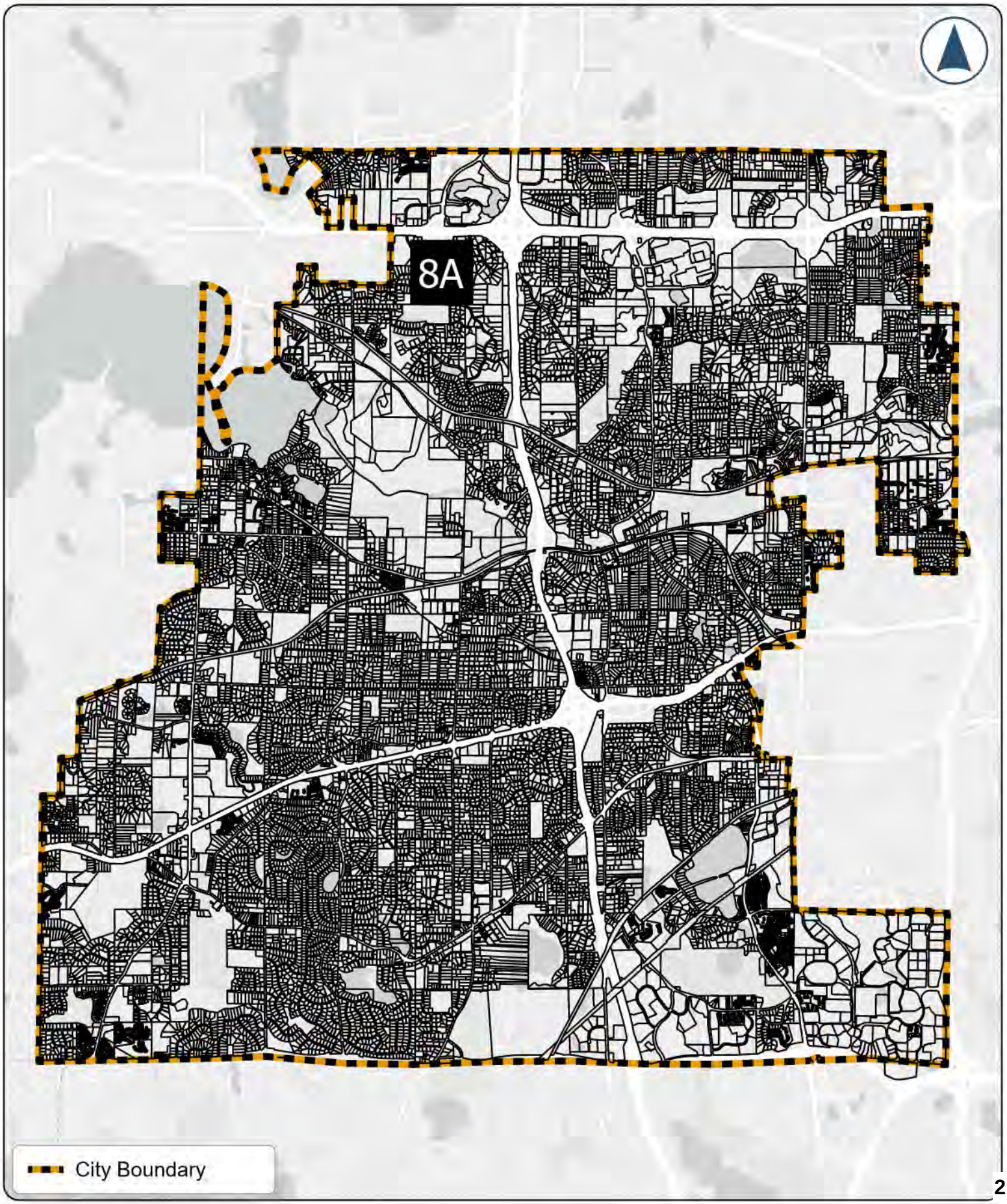
Agenda
City of Minnetonka
Planning Commission Meeting
Thursday, August 20, 2026
6:00 PM
Council Chambers
14600 Minnetonka Blvd.

Map of Agenda Items

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   A. Aug. 6, 2026 meeting minutes
5. Report from Staff
6. Report from Planning Commission Members
7. Public Hearings: Consent Agenda Items
8. Public Hearings: Non-Consent Agenda Items
   A. Conditional use permit for a detached accessory dwelling unit (ADU) at 1617 Linner Road.
9. Other Business
10. Adjournment

If you have questions about any of the agenda items, please contact:
Susan Thomas, AICP, City Planner, (952) 939-8292
Julie Wischnack, FAICP, Community Development Director, (952) 939-8282

Minnetonka Planning Commission
August 6, 2026



Planning Commission
Agenda Item 4.A
Meeting of August 20, 2026

Title:	Aug. 6, 2026 meeting minutes
Report from:	Lois Mason, Secretary
Submitted Through:	Susan Thomas, AICP, City Planner

Form of Action:	Minutes
Votes needed:	4 votes

Recommended Action
Approve the minutes.

Background
See attached draft minutes.

ATTACHMENTS:
Minutes

Unapproved
Minutes
Minnetonka Planning Commission
Regular Meeting
Thursday, Aug. 6, 2026

1. Call to Order

Chair Minion called the meeting to order at 6 p.m.

2. Roll Call

Commissioners Sandra Johnson, Gretchen Sher, Jonathan Shoemaker, Scott Brink and Dana Minion were present. Derrick Banks was absent.

City Planner Susan Thomas and Planner Bria Adelman were present.

3. Approval of Agenda: The agenda was approved as submitted.

4. Approval of Minutes: July 23, 2026

Brink moved, Johnson seconded, a motion to approve the July 23, 2026 meeting minutes as submitted. Johnson, Sher, Shoemaker, Brink and Minion voted "yes." Banks was absent. Motion carried.

5. Report from Staff

Thomas briefed the commission on land use applications considered by the city council at its meeting of July 27, 2026:

- Adopted a resolution approving a conditional use permit for an accessory structure more than 1,000 square feet in size at 12600 Orchard Road.
- Adopted a resolution approving a conditional use permit for an aggregate of 2,712 square feet of accessory structures at 4915 Highland Road.
- Adopted a resolution approving a conditional use permit and setback variance for an accessory structure in excess of 12 feet in height at 16801 Excelsior Boulevard.

The next planning commission meeting is scheduled to be held Aug. 20, 2026.

The planning commission will review the proposed draft zoning ordinance at its meeting scheduled to be held Sept. 3, 2026. She invited everyone to sign up on **minnetonkamatters.com** to receive notification updates regarding the proposed draft zoning ordinance.

6. Report from Planning Commissioners

Brink thanked staff for the city tour for councilmembers and commissioners that was very well done and enlightening.

Sher shared that applications are being accepted from individuals 15 to 24 years of age doing sustainable projects to be considered to receive funds from a grant provided to the city from the Youth Climate Action Fund to support their sustainable efforts.

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Sher moved, Brink seconded, a motion to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Conditional use permit for an accessory structure more than 12 feet in height at 13511 Minnetonka Drive.

Recommend that the city council adopt the resolution approving a conditional use permit for a 15.9-foot-tall accessory structure at 13511 Minnetonka Drive.

Johnson, Sher, Shoemaker, Brink and Minion voted “yes.” Banks was absent. Motion carried and the item on the consent agenda was approved as submitted.

Chair Minion stated that this item is scheduled to be reviewed by the city council at its meeting on Aug. 31, 2026.

8. Public Hearings

A. Preliminary and final plats of Oakland Woods 2nd Addition, a two-lot subdivision, at 2213 Oakland Road.

Chair Minion introduced the proposal and called for the staff report.

Adelman reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Eric Zehnder, of Zehnder Homes, representing the applicant, stated that:

- Staff did a great job presenting the proposal.
- The proposal is pretty straightforward.
- He was available for questions.
- There would be a rain garden and stormwater management on site to meet stormwater management requirements.

The public hearing was opened. No testimony was submitted. The hearing was closed.

Brink stated that:

- The project looks good. It is very straightforward.

- There are no variances and would meet all requirements.
- There would be no infringement into the wetland buffer or floodplain.
- The proposal would meet tree protection ordinance requirements.
- He supports staff's recommendation.

Johnson moved, Shoemaker seconded, a motion to recommend that the city council adopt the resolution approving the preliminary and final plats of Oakland Wood Estates Second Addition, a two-lot subdivision, at 2213 Oakland Road subject to the conditions set forth in Exhibit B of the resolution. Johnson, Sher, Shoemaker, Brink and Minion voted "yes." Banks was absent. Motion carried.

Chair Minion stated that this item is scheduled to be reviewed by the city council at its meeting on Aug. 31, 2026.

9. Adjournment

Sher moved, Johnson seconded, a motion to adjourn the meeting at 6:32 p.m. All voted "yes." Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Planning Commission
Agenda Item 8.A
Meeting of August 20, 2026

Title:	Conditional use permit for a detached accessory dwelling unit (ADU) at 1617 Linner Road.
Report from:	Drew Ingvalson, Senior Planner
Submitted Through:	Susan Thomas, AICP, City Planner

Form of Action:	Report
Votes needed:	4 votes

Recommended Action
Recommend the city council adopt the resolution approving the request (4 votes).

Background
See attached staff report.

ATTACHMENTS:
staff Report

MINNETONKA PLANNING COMMISSION

Aug. 20, 2026

Brief Description

Conditional use permit for a detached, accessory dwelling unit (ADU) at 1617 Linner Road

Recommendation

Recommend the city council adopt the resolution approving the permit.

Proposal

Brent Nelson of PKA Architecture, on behalf of the property owners, proposes to construct a detached, accessory dwelling unit (ADU) at 1617 Linner Road. The proposed ADU would replace an existing detached garage on the property.

Existing Property Information

- Lot Size: 0.69 acres (or 29,967 sq. ft.)
- Zoning District: R-1, Low Density Residential
- Buildings
  - Single-household dwelling
    - Two stories
    - Three-car, attached garage
    - Floor Area: 5,883 sq. ft.
    - Height:
      - Code Defined: 31.2 ft.
      - Total Height: 39.5 ft.
    - Built in 2018
  - Detached Garage
    - Single story
    - Floor Area: 495 sq. ft.
    - Built in 2018



- Natural Features (Wetlands, Floodplain, Woodland Preservation Area, etc.): There are no city code-regulated natural features on the property.
- Topography: The site slopes downward from the north property line to the southern property line. The total elevation change across the site is 15 feet, which does not constitute a steep slope. The location for the proposed accessory dwelling unit is a flat area of the site.
  - Highest Elevation: Near the north property line (1006 feet)
  - Lowest Elevations: Near the south property line (991 feet)

Proposed ADU

Generally, the proposed ADU would be located in the northeast corner of the property. Specifically, it would be located in a similar location to the existing detached garage, which is planned to be removed. It would be 15 feet from the side and rear property lines, meeting city code.

- ADU Layout
  - Interior Space
    - Entry space
    - Library
    - Living Area
    - Dining/kitchen
    - Bathroom
    - Bedroom with closet
  - Outdoor Space
    - Covered porch (west side)
    - Covered terrace (east side)



- Size
  - Floor Area: 956 square feet
  - Percentage of Principal Dwelling: 16.3%
- Height: The peak of the structure is 19 feet shorter than the existing home.
  - Total Height: 20.5 feet (top of roof)
  - Code-Defined Height: 14.8 feet (roof midpoint).

Approving Body

The planning commission makes a recommendation to the city council, which has the final authority to approve or deny the request. (City Code §300.05 Subd. 4)

Staff Analysis

Staff finds that the applicant’s proposal is reasonable as:

- Size: The proposed accessory dwelling unit (ADU) would appear and function as an accessory structure to the home. Specifically, the structure would be 956 square feet, representing only 16% of the home's floor area.
- Height: The proposed ADU would be 14.8 feet tall. This would be approximately 19 feet shorter than the existing home on the property.
- Conditional Use Permit Standards. The proposal would meet all other conditional use permit standards for an ADU, as outlined in the city code. These specific standards are detailed in the "Supporting Information" section of this report.

Staff Recommendation

Recommend the city council adopt the resolution approving a conditional use permit for an accessory dwelling unit at 1617 Linner Rd.

Originator: Drew Ingvalson, Senior Planner

Through: Susan Thomas, AICP, City Planner

Supporting Information

Land Use and Zoning

Surrounding Properties

- Existing Use: All are improved with a single-dwelling residential home
- Zoning: R-1 (shown in yellow on map)
- Land Use: Low-density residential

Subject Property

- Existing Use: Improved with a single-dwelling residential home
- Zoning: R-1 (shown in yellow on map)
- Land Use: Low-density residential



Who Can Occupy an Accessory Dwelling Unit?

Minnetonka does not restrict the rental of single-household residences. Neither does the city restrict who can occupy an ADU. In other words, such units may be constructed for and occupied by relatives or non-relative acquaintances of the property owners, or they may be constructed for and occupied by renters.

Existing and Proposed Landscaping

The subject property has mature vegetation surrounding the property, making the site well buffered from neighboring properties. The applicant has proposed additional landscaping on the property to buffer the proposed ADU and property from public and neighboring views. The proposed site landscape plan is attached.

Specifically, the applicant has proposed planting:

- 50 trees;
- 198 shrubs; and
- 785 perennials.

Site Grading

Construction of the proposed ADU requires only moderate grading. Specifically, the elevation around the structure would be raised by four feet, and three feet of fill will be needed on the west side of the proposed structure to ensure proper drainage. The applicant has shown additional grading of the site for a future pool and driveway change. However, these changes are not needed for the accessory dwelling unit and would be made during those individual projects, which require a building and driveway permit. The proposed grading plan is attached.

Administratively Reviewed Projects

The applicant has shown in their submittal a house addition, a swimming pool, modifications to the driveway, sidewalks and patios. None of these items require special approval from the city's planning commission or city council. Instead, they will be reviewed administratively for compliance with city code. As such, these items do not need to be considered by the planning commission during their review of the conditional use permit for an accessory dwelling unit (ADU).

General CUP Standards

The proposal would meet the general standards for an accessory dwelling unit, as outlined in City Code §300.16 Subd. 2:

Standard	Finding
The use is consistent with the intent of this ordinance	The intent of the ordinance is to allow a secondary dwelling unit that is clearly accessory, in both appearance and function, to an existing property. The proposed ADU would be 19 feet shorter than the existing home and 16% of the floor area of the principal structure. As such, the ADU would be consistent with the intent of the ordinance.
The use is consistent with the goals, policies and objectives of the comprehensive plan	The comprehensive plan aims to encourage "diversity in the types, sizes, and prices of housing units available in Minnetonka." The proposed ADU would provide a unique housing option within the Minnetonka community while maintaining the character of the single-dwelling neighborhood.
The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements	The proposed project has been reviewed by the city engineering, natural resources, public works, community development, and public safety staff members. Upon review, no undue adverse impacts were found.
The use does not have an undue adverse impact on public health, safety or welfare	

Specific CUP Standards

To recommend approval, a CUP request must meet all standards outlined in city code. After review, city staff has found that the proposed ADU would meet all of the specific conditional use permit standards as outlined in §300.16 Subd. 3(d):

	Standard	Finding
General	ADUs are allowed only on properties zoned R-1, R-1A, and R-2.	The subject property is zoned R-1.
	No more than one ADU is allowed per property.	One ADU is proposed.
	The owner of the property must reside in the principal dwelling unit or the ADU as a permanent residence, not less than 185 days per calendar year.	The applicant has stated that they intend to live on the subject property. If approved, this would be included as a condition of approval.
	ADUs may not be subdivided or otherwise separated in ownership from the principal dwelling unit.	The applicant has not proposed a subdivision of the property. If approved, this would be included as a condition of approval.

	Adequate off-street parking must be provided for both the principal dwelling unit and the ADU. Such parking must be in a garage, carport, or on a paved area specifically intended for that purpose but not within a required driveway turnaround. No more than four vehicles may be parked or stored anywhere outside on the property. This maximum number does not include vehicles of occasional guests who do not reside on the property.	Off-street parking would be provided by the existing three-stall garage, proposed driveway, and the new paved areas.
	The ADU and the property on which it is located are subject to all other provisions of this ordinance relating to single-family dwellings, including all provisions of the shoreland, wetland, floodplain, and nuisance ordinances. To the extent of any inconsistency among ordinance provisions, the most restrictive provisions apply.	The subject property contains no natural features or nuisances that require additional setbacks or restrictions. As such, the ADU would comply with setback requirements for general structures.
Construction and Design Standards	On properties zoned R-1 or R-1A, an ADU may be attached to or detached from a principal structure. On properties zoned R-2, ADUs must be attached to the principal structure. An attached ADU includes an ADU that is contained within an existing principal structure.	The subject property is zoned R-1 and the proposed ADU would be detached.
	Must be no larger than 1,000 square feet in total area or 35 percent of the floor area of the principal dwelling, whichever is less. The city council may approve a larger area where the additional size would not result in undue adverse impacts on the neighboring properties. In evaluating where this standard is met, the city may consider things such as the size of the property, the location of the ADU relative to homes on adjacent properties, whether the ADU would be reasonably screened from adjacent properties by existing or proposed vegetation, elevation changes, or linear distance; whether a similarly-sized, non-variance; or any other characteristic the city considers important or unique. In no case may a detached ADU be 200 square feet or less in total size.	The proposed ADU would be 956 sq. ft., considerably less than 35% of the existing home's total floor area (16.3% proposed).

	Must be served by municipal water, municipal sanitary sewer, and gas and electric utilities via service lines shared with the principal dwelling unit. Unless otherwise approved by staff, water service to the ADU must be connected after the existing meter in the principal structure.	If approved, this would be included as a condition of approval.
	Must comply with or be brought into compliance with all applicable building, housing, electrical, plumbing, mechanical, and related city codes.	As new construction, this would be required as part of the permit issuance process.
	May not be served by an additional curb cut unless approved by the city engineer in compliance with the driveway ordinance.	The current property has two curb cuts. The applicant has proposed to remove one of them as part of the project.
	Must be registered with the Minnetonka police and fire departments prior to occupancy.	If approved, this would be included as a condition of approval.
Attached ADUs:	Must be designed to maintain the single-family appearance of the principal dwelling from off-site views.	N/A. The proposed ADU would be detached.
	May be created through the conversion of living space or attached garage space. However, the garage space may be converted only if (1) space is available on the property for the construction of a 24-foot by 24-foot garage without variance and (2) the applicant submits a detailed plan demonstrating adequate vehicular parking exists on the site.	
	Maximum height and minimum required setbacks are outlined for principal structures in the associated zoning district.	
Detached ADUs	Must be designed to maintain the residential character of the lot on which it will be located.	The proposed ADU would maintain the residential character of the existing lot. The proposed ADU has modest architecture that is consistent with the existing home and existing neighborhood. In addition, it would be buffered from adjacent properties by existing and proposed vegetation.

	May be created through the conversion of detached garage space only if either: (1) the principal structure includes an attached garage with minimum dimensions of 24 feet by 24 feet; or (2) space is available on the property for construction of an attached or detached 24-foot by 24-foot garage without variance, and the applicant submits a detailed plan that demonstrates adequate vehicular parking exists on the site.	The proposed ADU would replace an existing, detached garage; however, the principal structure has an attached, three-stall garage.
	The highest point of the ADU may not extend above the highest point of the roof of the principal dwelling unit. The city council may approve a taller ADU if it finds the additional height would not result in undue adverse impacts to neighboring properties. In evaluating whether this standard is met, the city may consider things such as the size of the property; the location of the ADU relative to homes on adjacent properties; whether the ADU would be reasonably screened from adjacent properties by existing vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other characteristic the city considers important or unique.	The proposed single-story ADU would be 19 feet shorter than the existing, two-story home.
	Must be located: a) Behind the rear building line of the principal dwelling unit. In the case of a corner or double frontage lots, the ADU is subject to front yard setbacks established for principal structures. b) To preserve existing, natural site features to the extent practicable.	The proposed ADU would be located behind the rear building line of the principal dwelling unit. In addition, it would generally be located in the same area as an existing detached garage, preserving the property's natural features.
	Must be set back from side and rear property lines a distance equal to the code-defined height of the ADU, but not less than 15 feet, and set back from all natural features as required by ordinance.	The code-defined structure height is 14.8 feet, which requires a 15-foot setback in the side and rear yards. As proposed, the structure would be setback 15 feet from the north and eastern property lines, meeting this requirement.

	May contain a maximum of two bedrooms.	The proposal includes one bedroom.
	Must be constructed on a permanent foundation with no wheels.	The proposal is for a permanent structure with no wheels. If approved, a condition of approval will be included to require the structure to be on a permanent foundation.

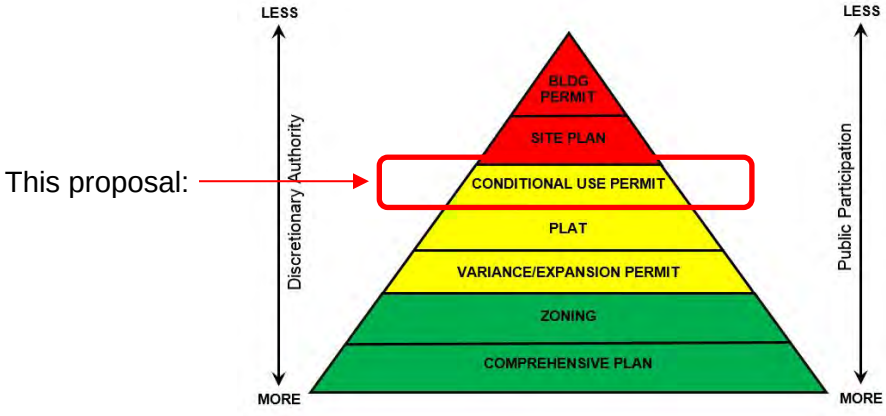
Natural Resources

Best management practices must be followed throughout site preparation and construction activities. To protect the city's natural resources, a condition of approval has been included requiring an erosion control inspector to monitor the site throughout construction.

Neighborhood and Minnetonka Matters Comments

The city sent notices to 34 area property owners and posted the project information on the Minnetonka Matters website. The city received one comment (see attached).

Pyramid of Discretion



Motion Options

The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the permit.
2. Disagree with the staff's recommendation. In this case, a motion should be made recommending that the city council deny the request. This motion must include a statement as to why denial is recommended
3. Table the proposal. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Voting Requirement

The planning commission's action on the applicant's request is a recommendation to the city council. Four affirmative votes from the planning commission are needed to recommend approval of the request.

Deadline for Action

Sept. 26, 2026

Draft Zoning Ordinance Review (Informational Only)

The following information is not part of the review criteria for this application and should not be considered in the decision on this request. The city is updating its zoning ordinance, and the summary below illustrates how the application would be reviewed under the draft ordinance. Because the draft ordinance has not been adopted, it does not apply to this application.

The subject property would be zoned Low-Density Residential (LDR). In this district, as in all other districts, accessory dwelling units would be allowed as accessory uses and could be reviewed and approved administratively.

Use.	LDR*	MDR	HDR	VCA	VC-B	VC-C	VC-D	VC-E	VC-F	VC-G	VC-H	VC-I	VC-J	VC-K	VC-L	VC-M	FD
Accessory dwelling unit.	PA**	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

*LDR- Low Density Residential

**PA – Permitted Accessory Use

Below are the standards for accessory dwelling units within the draft zoning ordinance. With the new ordinance, city staff would review the request during the building permit process. As proposed, the ADU would meet all of these standards.

304.08. Accessory Use Standards.

2. Accessory dwelling unit.

a) The property on which the accessory dwelling is located must be homesteaded.

Finding: The property is homesteaded.

b) Accessory dwelling units may be attached to or detached from the principal dwelling unit.

Finding: The ADU would be detached.

c) No accessory dwelling unit may be established or created within a recreational vehicle, travel trailer, or camper.

Finding: The ADU would be made via permanent construction and would not have wheels.

d) No accessory dwelling unit, whether attached or detached, may exceed 1,000 square feet or 50 percent of the principal building's floor area, whichever is greater.

1) If located in the basement of the principal building, an accessory dwelling unit may occupy the entire basement, regardless of the maximum size requirement.

Finding: The ADU would be 956 square feet.

e) The accessory dwelling unit must be served by municipal water and sewer, gas, and electric utilities via service lines shared with the principal dwelling unit. Unless otherwise approved by city staff, water service to the accessory unit must be connected after the existing meter to the principal structure.

Finding: The proposed ADU will be served by municipal water and sewer, gas, and electric utilities via service lines shared with the principal dwelling unit

f) No additional curb cut may be established to serve the accessory dwelling unit unless approved by the city engineer in compliance with § 300.xx.

Finding: The proposal does not include any additional curb cuts. The property currently has two curb cuts, and the applicant has proposed to remove one of them.

g) Attached accessory dwelling units must comply with the following standards.

1) The accessory dwelling unit may not alter the design of the principal building. If the principal building is expanded to provide space for an accessory dwelling unit, the expansion design must be comparable to the rest of the building.

Finding: The proposed ADU is detached.

h) Detached accessory dwelling units must comply with the following standards.

1) The accessory dwelling unit must be located behind the rear building line of the principal dwelling unit and must meet all other setback requirements from property lines and natural resources.

Finding: The proposed ADU is located behind the rear line of the existing home and would meet all other setback requirements.

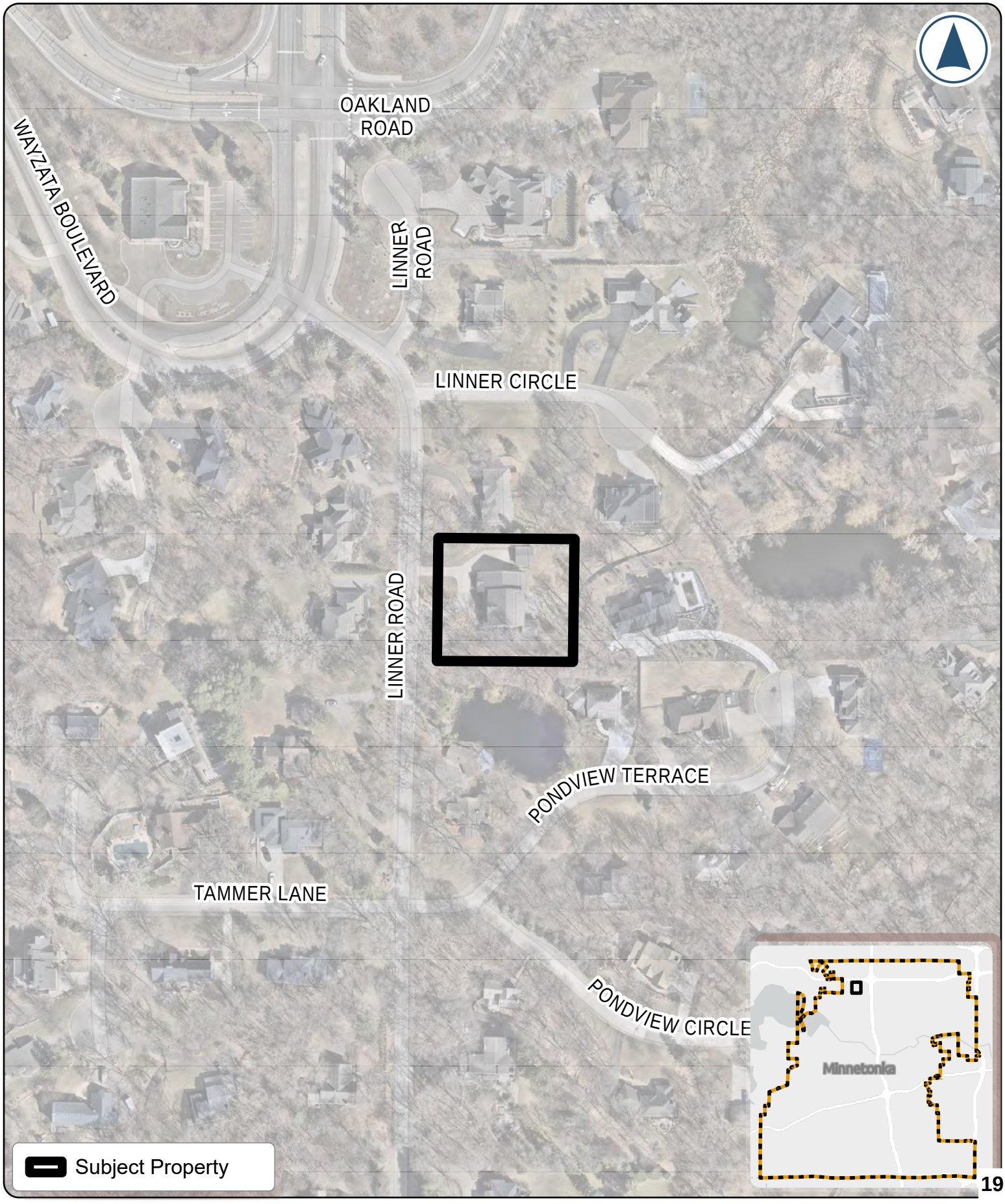
2) The highest point of the roof line of the accessory dwelling unit may not extend above the highest point of the roof line of line of the principal dwelling unit.

Finding: The proposed ADU is 19 feet shorter than the existing home.

i) A lot containing an accessory dwelling unit must provide the minimum number of parking spaces required for an accessory dwelling unit in addition to the minimum number of parking spaces required for the principal use as established by § 305.XX. of this Code.

Finding: The proposed ordinance requires one parking space per dwelling unit. The subject site has space to accommodate one additional parking space via the proposed driveway.

Hill Stone Property Holdings
1617 Linner Road

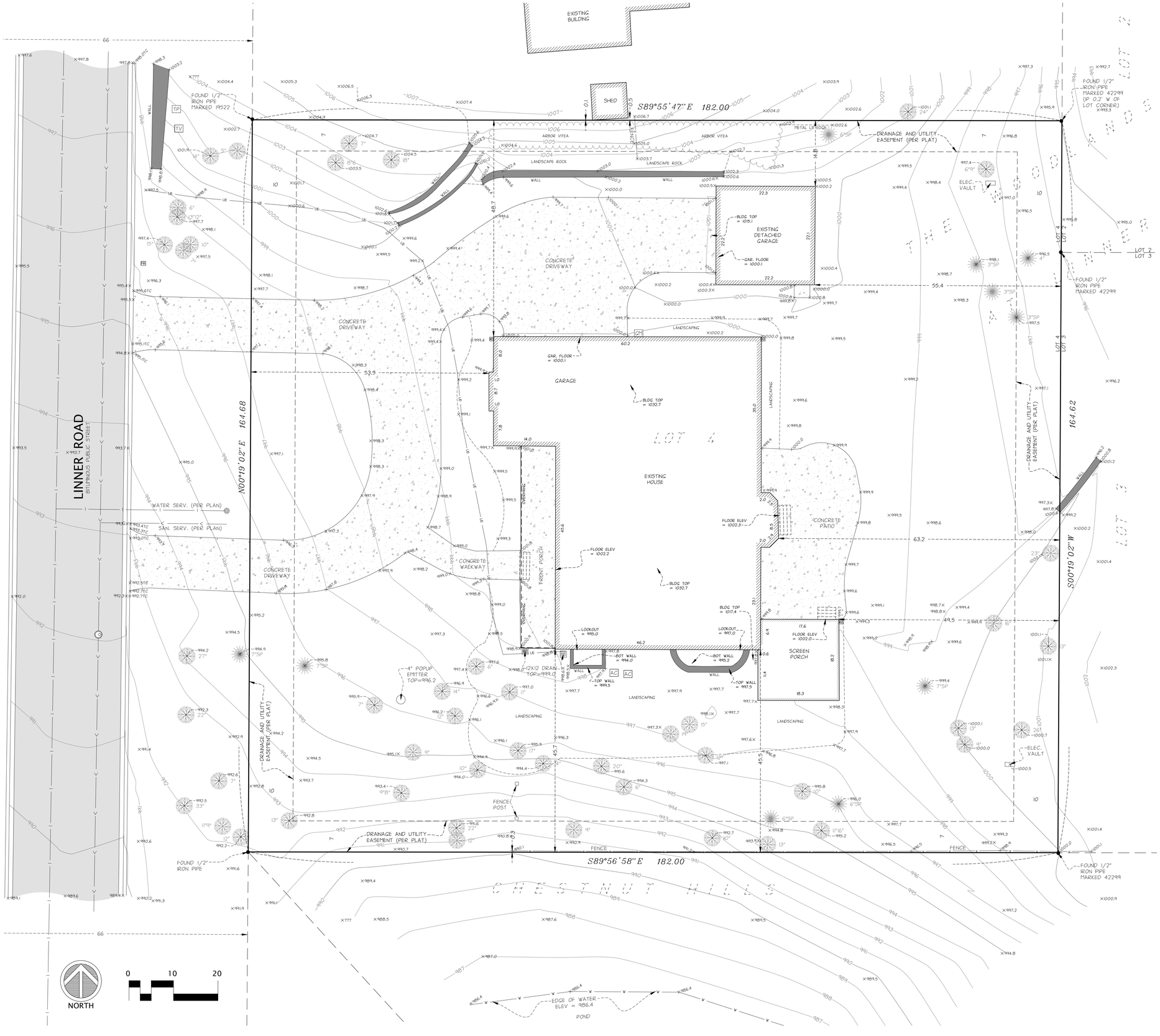


View from Linner Road
(facing east)

Existing Detached Garage and
Northern Property Line Vegetation

View of Property to the North

View of Property to the West



LEGAL DESCRIPTION:

(LEGAL DESCRIPTION PER WARRANTY DEED DOC. NO. 11455329)

Lot 4, Block 1, The Woodlands at Linner, Hennepin County, Minnesota.

TITLE NOTES:

*NO TITLEWORK WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY. EASEMENTS OF WHICH WE ARE UNAWARE MAY EXIST.

AREA:

PARCEL AREA = 29,966 SQ. FT. / 0.69 ACRES

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK 2789AA WITH AN ELEVATION OF 1004.96 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

FLOOD INFORMATION:

THIS PROPERTY LIES WITHIN THE UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27053C0328F/27053C0329F HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE HENNEPIN COUNTY SURVEYORS OFFICE.
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF MINNETONKA PUBLIC WORKS DEPARTMENT.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. FIELD WORK WAS COMPLETED ON APRIL 17, 2026.

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 261001739. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

EXISTING IMPROVEMENT AREAS:

HOUSE	3647
SCREEN PORCH	330
DETACHED GARAGE	494
GARAGE STOOP	10
DRIVE	3169
FRONT WALK/ENTRY	513
REAR CONC. PORCH	748
WALLS	159
TOTAL	9070
% IMPROVED	30.3%

ZONING AND SETBACKS:

ZONING PER CITY OF MINNETONKA INTERACTIVE ZONING MAP AND ZONING CODE LINK MAY 13, 2026. VERIFY ALL SETBACKS AND REQUIREENTS WITH CITY OF MINNETONKA PRIOR TO DESIGN.

ZONING = R - 1

SETBACKS

FRONT	35 FEET LOCAL/NEIGHBORHOOD COLLECTOR
REAR	40 FEET OR 20% OF DEPTH (WHICHEVER IS LESS)
SIDE:	MIN. 30 FEET TOTAL/MIN SETBACK OF 10 FEET

LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS METER
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- FLARED END SECTION
- STORM MANHOLE
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- SPOT ELEVATION
- TRAFFIC SIGNAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- UE — UNDERGROUND ELECTRIC
- OU — OVERHEAD UTILITY
- UG — UNDERGROUND GAS
- S — SANITARY SEWER
- SS — STORM SEWER
- W — WATERMAIN
- x — FENCE
- CURB [TYPICAL]
- 1230 — CONTOURS
- BITUMINOUS SURFACE
- CONCRETE SURFACE

HILL STONE PROP HLDGS LLC
RESIDENCE

CONTACT:

HILL STONE PROP HLDGS LLC
c/o Kristine Anderson
PKA. ARCHITECTURE
2919 James Ave S
Suite 1275
Minneapolis, MN 55408
Phone:952.925.4798
Email: kristine@pkarch.com

COUNTY/CITY:

HENNEPIN COUNTY

CITY OF MINNETONKA

REVISIONS:

DATE	REVISION
05-08-2026	PRELIMINARY ISSUE
05-13-2026	INITIAL ISSUE
07-23-2026	NAME CHANGE

CERTIFICATION:

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Daniel J. Thurmes Registration Number: 25718

Date: 05-13-2026

PROJECT LOCATION:

1617 LINNER RD.

PID#0411722420043

Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@
cssurvey
.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME SURVPK55
PROJECT NO. PK26055

BOUNDARY/TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

(LEGAL DESCRIPTION PER WARRANTY DEED DOC. NO. 11455329)

Lot 4, Block 1, The Woodlands at Linner, Hennepin County, Minnesota.

AREA:

PARCEL AREA = 29,966 SQ. FT. / 0.69 ACRES

BENCHMARKS

ELEVATIONS BASED ON INFORMATION SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK 2789AA WITH AN ELEVATION OF 1004.96 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

FLOOD INFORMATION:

THIS PROPERTY LIES WITHIN THE UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27053CO328F/27053C0329F HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE HENNEPIN COUNTY SURVEYORS OFFICE.
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF MINNETONKA PUBLIC WORKS DEPARTMENT.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. FIELD WORK WAS COMPLETED ON APRIL 17, 2026.

ZONING AND SETBACKS:

ZONING PER CITY OF MINNETONKA INTERACTIVE ZONING MAP AND ZONING CODE LINK MAY 13, 2026. VERIFY ALL SETBACKS AND REQUIREENTS WITH CITY OF MINNETONKA PRIOR TO DESIGN.

ZONING = R - 1

SETBACKS

FRONT	35 FEET LOCAL/NEIGHBORHOOD COLLECTOR
REAR	40 FEET OR 20% OF DEPTH (WHICHEVER IS LESS)
SIDE:	MIN. 30 FEET TOTAL/MIN SETBACK OF 10 FEET

EXISTING IMPROVEMENT AREAS:

HOUSE	3647
SCREEN PORCH	330
DETACHED GARAGE	494
GARAGE STOOP	10
DRIVE	3169
FRONT WALK/ENTRY	513
REAR CONC. PORCH	748
WALLS	159
TOTAL	9070
% IMPROVED	30.3%

PROPOSED IMPROVEMENT AREAS:

HOUSE (EXISTING)	3647
ADDITION	693
DRIVE	1066
AUTO COURT	1655
ENTRY COURT TURN	2053
FRONT PORCH	354
POOL	648
COPING	171
POOL DECK/WALK	1345
DINING PATIO	412
STEPPERS	5
WINDOW WELLS (EXIST)	40
WALLS	407
TOTAL	12496
% IMPROVED	41.7%

ADU IMPROVEMENT AREAS:

ADU	991
ADU TERRACE	127
ADU PORCH	95
ADU STEPPER	5
TOTAL ADU	1218
TOTAL SITE (- ADU)	12489
TOTAL IMPROV	13707
IMPROVED	45.7%

*PROPOSED HOUSE ADDITION, POOL, DRIVE AND AREAS OTHER THAN THOSE SHOWN IN RED HAVE BEEN SUBMITTED UNDER SEPARATE PERMIT APPLICATION AND REVIEW.

PROPOSED PLAN NOTES:

PROPOSED BUILDING AND ADDITION PER PLANS BY PKA ARCHITECTURE DATED 06/25/2026 AND 07/13/2026.

SITE PLAN/LANDSCAPE INFORMATION AND ELEVATIONS PER PLANS BY TVLS STUDIO DATED 06/30/2026 AND 07/15/2026.

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 261001739. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS METER
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- FLARED END SECTION
- STORM MANHOLE
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- SPOT ELEVATION
- TRAFFIC SIGNAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- UE — UNDERGROUND ELECTRIC
- OU — OVERHEAD UTILITY
- UG — UNDERGROUND GAS
- SS — SANITARY SEWER
- SD — STORM SEWER
- W — WATERMAIN
- x — FENCE
- CURB [TYPICAL]
- 1230 — CONTOURS
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- 1000.17+ — PROPOSED ELEVATION
- 1000.00 BOW / 1001.75 TOW — PROPOSED TOP/BOTTOM WALL
- 1000.00 BOS / 1001.75 TOS — PROPOSED TOP/BOTTOM STEP
- 1000 — PROPOSED CONTOUR
- PROPOSED DRAINAGE
- SF — DENOTES SILT FENCE
- X — X — DENOTES TREE FENCE
- DENOTES PROPOSED FENCE

NORTH

0 10 20

HILL STONE PROP HLDGS LLC

RESIDENCE

CONTACT:

HILL STONE PROP HLDGS LLC
c/o Kristine Anderson
PKA. ARCHITECTURE
2919 James Ave S
Suite 1275
Minneapolis, MN 55408
Phone:952.925.4798
Email: kristine@pkarch.com

COUNTY/CITY:

HENNEPIN COUNTY

CITY OF MINNETONKA

REVISIONS:

DATE	REVISION
05-08-2026	PRELIMINARY ISSUE
07-01-2026	PROP. IMPROV.
07-16-2026	BLDG/ELEV REVS
07-27-2026	NAME CHANGE

CERTIFICATION:

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Daniel L. Thurmes Registration Number: 25718

Date: 07-01-2026

PROJECT LOCATION:

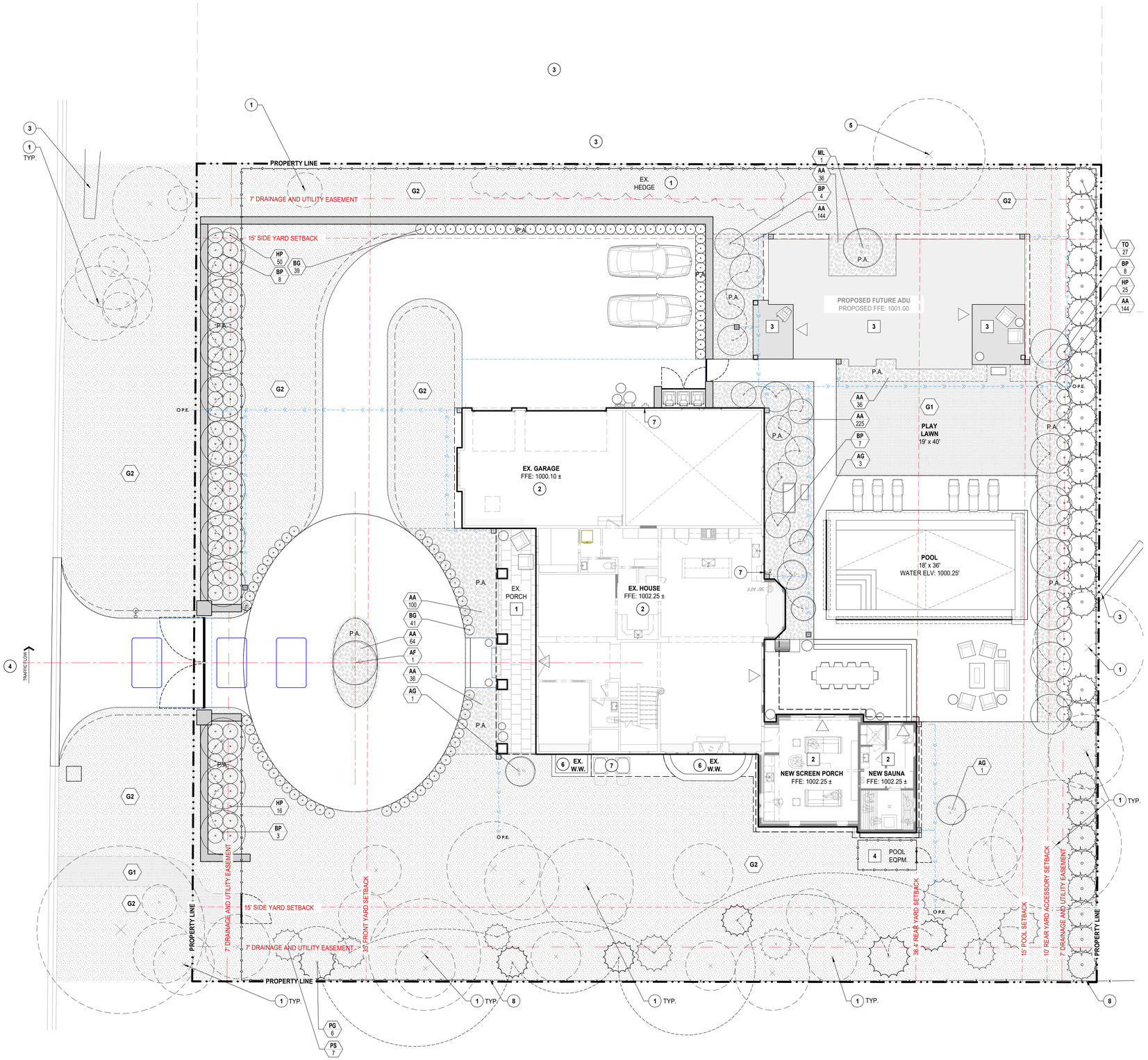
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PID#0411722420043

Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@
cssurvey
.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME 1SURVPK55
PROJECT NO. PK26055

CUP APPLICATION
SURVEY



1 LANDSCAPE PLAN

SCALE: 1" = 10'

GENERAL NOTES

1. SEE SHEET L000 FOR PROJECT INFORMATION, SHEET INDEX, AND LEGEND.
2. SEE SHEET L001 FOR GENERAL NOTES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFO.
4. ELECTRICAL, MECHANICAL, AND IRRIGATION CONTRACTORS TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
5. REFER TO SHEET L010 - EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
6. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
8. ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
9. AUTOCAD FILE WILL BE MADE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

KEYNOTES

1. EXISTING SIGNIFICANT TREE(S) OR HEDGE TYP. - SAVE AND PROTECT
2. EXISTING HOUSE + GARAGE TO BE RENOVATED - SAVE AND PROTECT
3. EXISTING NEIGHBORING PROPERTY/SITE FEATURE - SAVE AND PROTECT
4. EXISTING CITY STREET/ALLEY - SAVE AND PROTECT, REPAIR ANY DAMAGED AREAS PER CITY STANDARDS
5. EXISTING NEIGHBORING TREE - SAVE AND PROTECT
6. EXISTING SITE FEATURE - SAVE AND PROTECT
7. EXISTING UTILITIES OR MECHANICAL - SAVE AND PROTECT
8. EXISTING FENCE - SAVE AND PROTECT.

SHEET NOTES

1. PATIO BY ARCHITECTS - SEE ARCH DWGS
2. PROPOSED ADDITION BY ARCHITECTS - SEE ARCH DWGS
3. PROPOSED FUTURE ADU AND DECKS - FOR REFERENCE / CONSISTENT PROOF OF CONCEPT. UNDER SEPARATE PERMIT / APPROVAL PROCESS
4. PROPOSED POOL EQUIPMENT LOCATION - V.I.F.

PLANT SCHEDULE

(TAG QTY)

TREES

KEY	NAME	QTY	SIZE	SPACING
AF	Acer x freemanii 'JJeffersred' AUTUMN BLAZE MAPLE	1 EA.	6"-8" CAL SPADED	SEE PLANS
AG	Amelanchier x grandiflora 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICEBERRY	5 EA.	10" HT B+B	SEE PLANS
BP	Betula platyphylla DAKOTA PINNACLE BIRCH	30 EA.	2-3" CAL B+B	SEE PLANS
ML	Magnola x loebneri 'Merrill' MERRILL MAGNOLIA	1 EA	10" HT B+B	SEE PLANS
PG	Picea glauca x densata BLACK HILLS SPRUCE	6 EA.	10' HT. B+B	SEE PLANS
PS	Pinus strobus WHITE PINE	7 EA.	10' HT. B+B	SEE PLANS

SHRUBS

KEY	NAME	QTY	SIZE	SPACING
BG	Buxus 'Glecoe' CHICAGOLAND GREEN BOXWOOD	80 EA.	#10 CONT.	SEE PLANS
HP	Hydrangea paniculata 'ILBOVCO' BOBO HYDRANGEA	91 EA.	#10 CONT.	SEE PLANS
TO	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	27 EA.	8' HT B+B	SEE PLANS

PERENNIALS

KEY	NAME	QTY	SIZE	SPACING
AA	MIXED PERENNIALS TBD	785 EA.	#1 CONT	18" O.C.

TURF & SEED MIXES

HATCH	KEY	NAME	AREA	SEED RATE
	G1	TURF	135 S.Y.	N/A
	G2	CUSTOM NO-MOW FESCUE MIX	0.36 ACRE	SEED RATE

NOTE: GRADES AT PROPOSED FUTURE ADU ARE INCLUDED FOR CONSISTENT PROOF OF CONCEPT. PROPOSED FUTURE ADU TO BE COORDINATED SEPARATELY THROUGH CITY CUP APPROVALS PROCESS. GRADES ARE FOR REFERENCE ONLY. CONTOURS TO DAYLIGHT AS APPROPRIATE

TRAVIS VAN LIERE STUDIO
LANDSCAPE ARCHITECTURE

3255 GARFIELD AVE. S. #100
MINNEAPOLIS, MN 55408

HILL STONE PROP HLDGS LLC
R E N O V A T I O N
1617 LINNER ROAD, WAYZATA, MN 55391
MOD 2

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

TRAVIS VAN LIERE
license no: **43728**
date: **7/27/2026**

Rev #	Issue/Revision	Date
	PRELIMINARY PRICING SET	07/15/2026
	PERMIT SET	07/02/2026
1	PERMIT SET REVISION	07/16/2026
2	PERMIT SET REVISION	07/27/2026

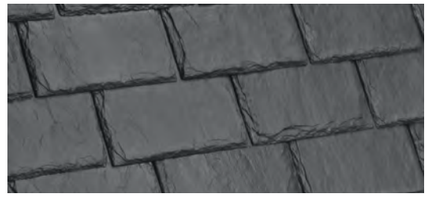
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LANDSCAPE PLAN

Drawn By: AC
Date: **7/27/2026**
Scale: **1" = 10'**

Sheet: L401

creation date: 7/27/2026
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last saved: Wed July 27, 2026 5:19 PM





ROOF SHINGLE 'A':
SINGLE-WIDTH SYNTHETIC SLATE



STONE CLADDING 'A':
NATURAL STONE VENEER



LAP SIDING 'A'
ENGINEERED WOOD LAP - PAINTED

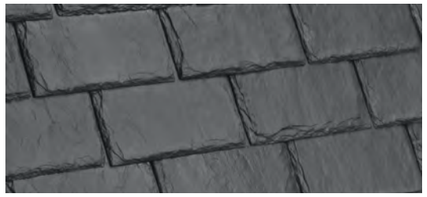


PANEL SIDING 'A'
ENGINEERED WOOD PANEL - PAINTED



SHINGLE SIDING 'A'
ENGINEERED WOOD SHINGLE LAP - PAINTED





ROOF SHINGLE 'A':
SINGLE-WIDTH SYNTHETIC SLATE



STONE CLADDING 'A':
NATURAL STONE VENEER



LAP SIDING 'A'
ENGINEERED WOOD LAP - PAINTED

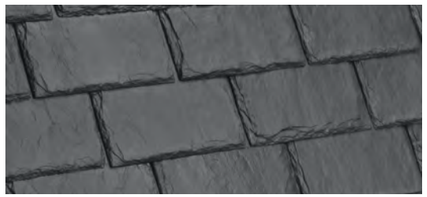


PANEL SIDING 'A'
ENGINEERED WOOD PANEL - PAINTED



SHINGLE SIDING 'A'
ENGINEERED WOOD SHINGLE LAP - PAINTED





ROOF SHINGLE 'A':
SINGLE-WIDTH SYNTHETIC SLATE



STONE CLADDING 'A':
NATURAL STONE VENEER



LAP SIDING 'A'
ENGINEERED WOOD LAP - PAINTED

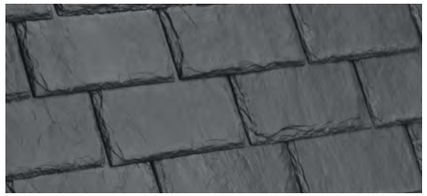


PANEL SIDING 'A'
ENGINEERED WOOD PANEL - PAINTED



SHINGLE SIDING 'A'
ENGINEERED WOOD SHINGLE LAP - PAINTED





ROOF SHINGLE 'A':
SINGLE-WIDTH SYNTHETIC SLATE



STONE CLADDING 'A':
NATURAL STONE VENEER



LAP SIDING 'A'
ENGINEERED WOOD LAP - PAINTED

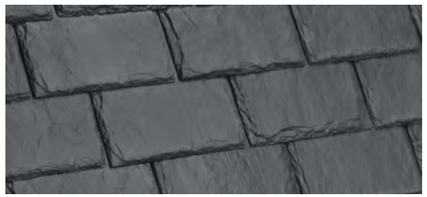


PANEL SIDING 'A'
ENGINEERED WOOD PANEL - PAINTED



SHINGLE SIDING 'A'
ENGINEERED WOOD SHINGLE LAP - PAINTED





ROOF SHINGLE 'A':
SINGLE-WIDTH SYNTHETIC SLATE



STONE CLADDING 'A':
NATURAL STONE VENEER



LAP SIDING 'A'
ENGINEERED WOOD LAP - PAINTED



PANEL SIDING 'A'
ENGINEERED WOOD PANEL - PAINTED

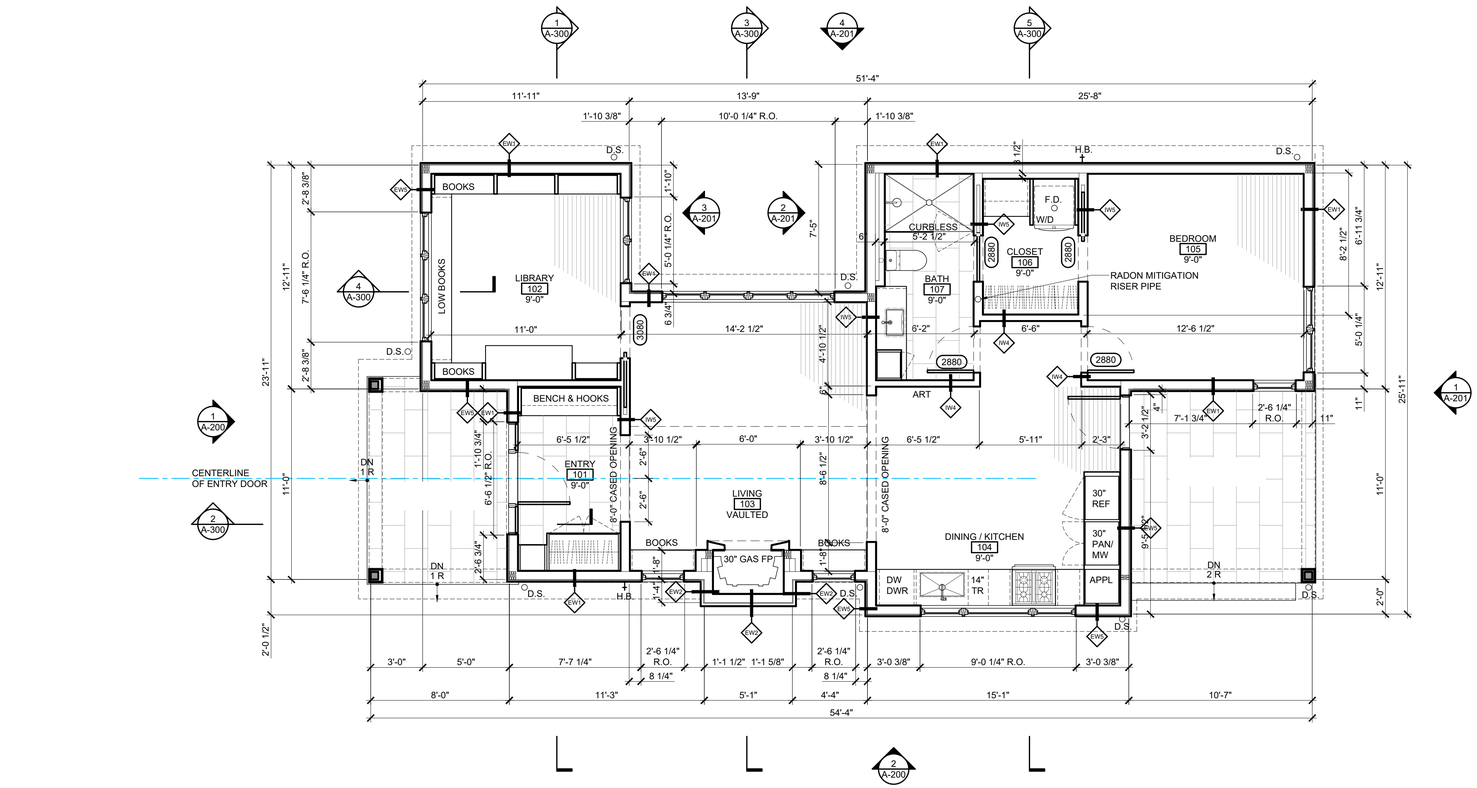


SHINGLE SIDING 'A'
ENGINEERED WOOD SHINGLE LAP - PAINTED

PKA.
ARCHITECTURE
2919 JAMES AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55408
612.353.4920 WWW.PKARCH.COM

HILL STONE PROP HLDINGS, LLC ADU

1617 Linner Road
Wayzata, MN 55391



NORTH

2 FLOOR PLAN

SCALE: 1/4"=1'-0"

THIS PAGE IS INTENDED TO PRINT IN COLOR ON 24"x36" ARCH D SHEETS. IF THIS DRAWING IS PRINTED ON ANY OTHER SIZED SHEET OR IN GREYSCALE, DRAWING SCALES MAY NOT BE ACCURATELY REPRESENTED OR INFORMATION MAY NOT BE PRESENTED AS INTENDED

REV #	DESCRIPTION	DATE
-	PERMIT SET	7/2/2026
-	COORDINATION SET	7/28/2026

FLOOR PLAN

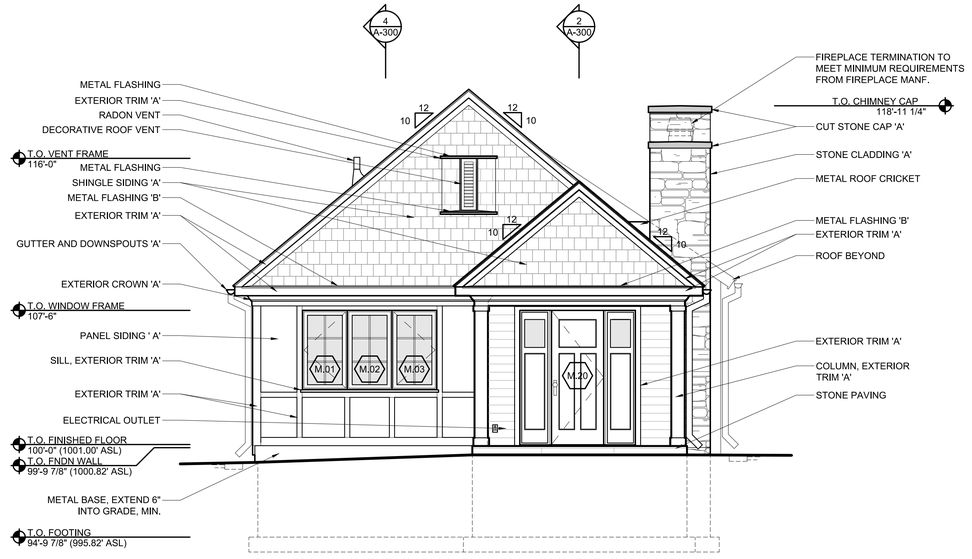
A-101

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PKA.
ARCHITECTURE
2919 JAMES AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55408
612.353.4920 WWW.PKARCH.COM

HILL STONE PROP HLDINGS, LLC ADU

1617 Linner Road
Wayzata, MN 55391



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

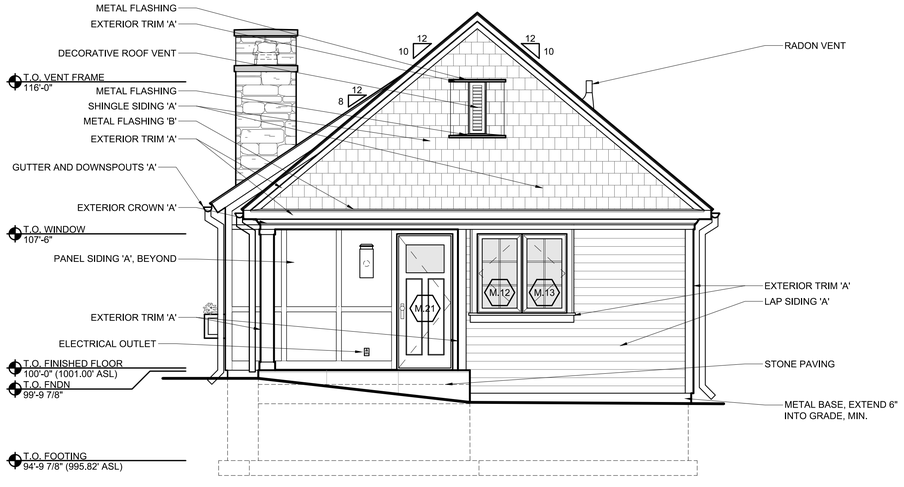
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REV #	DESCRIPTION	DATE
-	PERMIT SET	7/2/2026
-	LIGHTING COORDINATION	7/23/2026

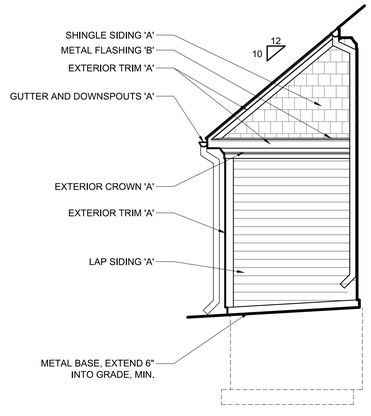
ELEVATIONS

A-200

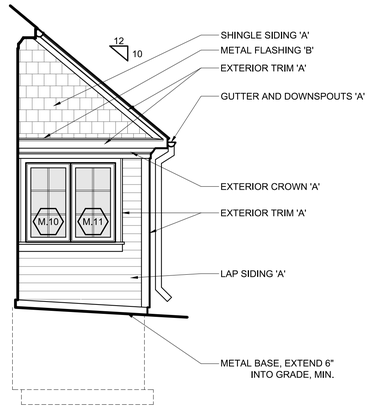
© 2026 PKA ARCHITECTURE



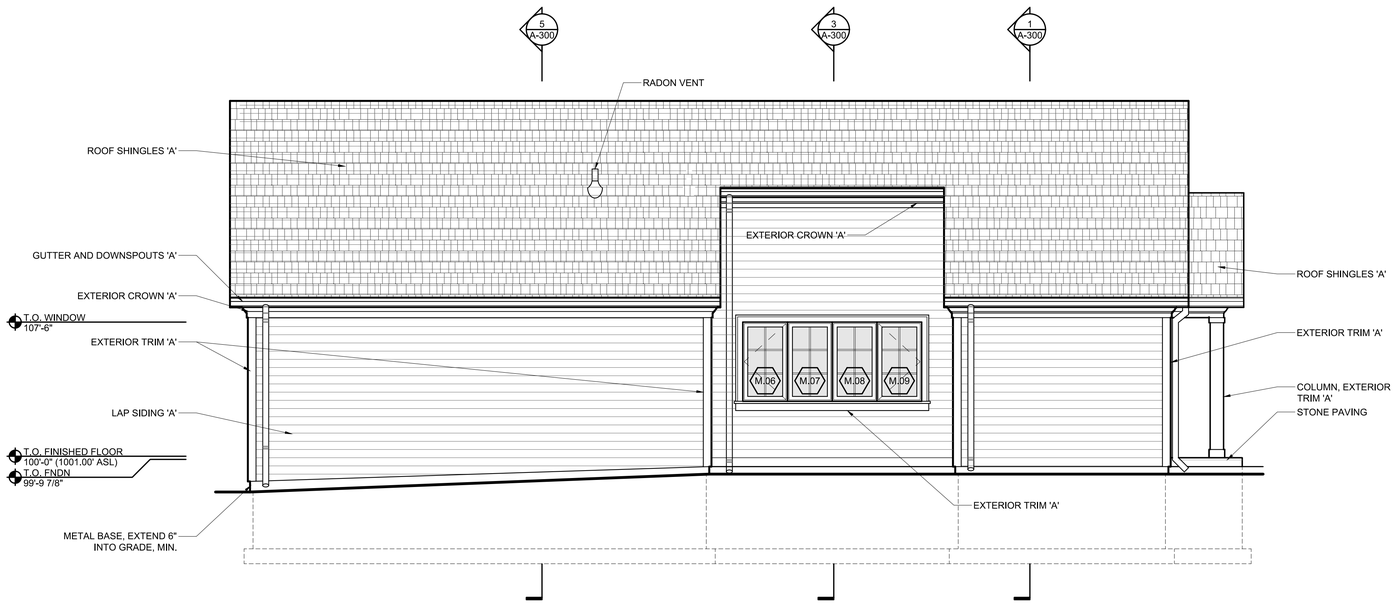
1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



3 EAST ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

PKA.
ARCHITECTURE

2919 JAMES AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55408
612.353.4920 WWW.PKARCH.COM

HILL STONE PROP HLDINGS, LLC ADU

1617 Linner Road
Wayzata, MN 55391

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REV #	DESCRIPTION	DATE
-	PERMIT SET	7/2/2026

ELEVATIONS

A-201

© 2026 PKA ARCHITECTURE

Conditional Use Permit Request
Detached Accessory Dwelling Unit (ADU)
1617 Linner Road
Minnetonka, Minnesota

To the Members of the Planning Commission and City Council:

On behalf of the property owner, we respectfully request approval of a Conditional Use Permit for a detached Accessory Dwelling Unit (ADU) at 1617 Linner Road.

The property serves as the owner's family home, and the proposed ADU is intended for family use as an accessible living space for aging parents. The ADU will provide a safe, comfortable, and independent living environment while allowing family members to remain connected.

The proposed building has been thoughtfully designed to complement the existing residence using architectural forms, materials, and detailing similar to the primary structure. The site plan also incorporates landscaping enhancements that will help maintain privacy for both neighboring properties and ADU occupants.

The ADU will be constructed with quality materials and in accordance with all applicable building code requirements. The proposal has been designed to meet applicable City standards and to be compatible with the character, scale, and appearance of the surrounding neighborhood.

We appreciate your time and consideration of this request.

Sincerely,
Brent Nelson AIA
PKA Architecture

CITY OF MINNETONKA
14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

To: Planning Commission

From: Drew Ingvalson, Senior Planner

Date: Aug. 20, 2026

Subject: Comments for the Hill Stone Property Holdings project at 1617 Linner Road

---

Item 8A: **Hill Stone Property Holdings: A request for an Accessory Dwelling Unit (ADU) at 1617 Linner Road**

Below is a public comment staff received regarding the subject request.

Paula and Drew,

There is no way I am on board as a neighbor of this home having an additional detached dwelling.

This home is owned by a holding corporation based in Delaware and this is a prime set up for a short term rental. As a long time neighbor/owner I am not on board with this at all, we couldn't even get a pickleball court put in at Linner park.

If the owner cannot represent themselves to neighbors and need "Brent Nelson" to represent them that tells me all I need to know. This house listed on the MLS, as I am a realtor has 6000 square feet and 5 bedrooms and 7 baths...I totally see this detached dwelling being a STR or a business meeting place for all kinds of people to come into our neighborhood now and in the future and nobody wants that. Linner road is busy enough without adding more traffic. This sets a precedent for more detached living spaces to potentially be STR in our community.

I hope we can count on you to vote NO....we sure didn't get together on off leash dog issues...what about this?

Shannon Thein
1709 Pondview Terrace
Wayzata

Resolution No. 2026-

Resolution approving a conditional use permit for a detached accessory dwelling unit at 1617 Linner Road

---

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1 Background

1.01 Brent Nelson of PKA Architecture, on behalf of the property owners, proposes to construct a detached, single-story, accessory dwelling unit (ADU) at 1617 Linner Road.

1.02 The property is located at 1617 Linner Road. It is legally described as:

Lot 4, Block 1, The Woodlands at Linner, Hennepin County, Minnesota

1.03 On Aug. 20, 2026, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the resolution approving the permit.

Section 2 Council Action

2.01 City Code §300.16 Subd. 2 outlines the general standards that must be met for granting a conditional use permit.

1. The use is consistent with the intent of this ordinance;

2. The use is consistent with the goals, policies and objectives of the comprehensive plan;

3. The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; and

4. The use does not have an undue adverse impact on the public health, safety or welfare.

2.02 City Code §300.16 Subd. 3(d) outlines the following specific standards that must be met for granting a conditional use permit for such facilities:

1. General Standards:

a) ADUs are allowed only on properties zoned R-1, R-1A, and R-2.

b) No more than one ADU is allowed per property.

c) The owner of the property must reside in the principal dwelling unit or the ADU as a permanent residence, not less than 185 days per calendar year.

d) ADUs may not be subdivided or otherwise separated in ownership from the principal dwelling unit.

e) Adequate off-street parking must be provided for both the principal dwelling unit and the ADU. Such parking must be in a garage, carport, or on a paved area specifically intended for that purpose but not within a required driveway turnaround. No more than four vehicles may be parked or stored anywhere outside on the property. This maximum number does not include vehicles of occasional guests who do not reside on the property.

f) The ADU and property on which it is located are subject to all other provisions of this ordinance relating to single-family dwellings, including all provisions of the shoreland, wetland, floodplain, and nuisance ordinances. To the extent of any inconsistency among ordinance provisions, the most restrictive provisions apply.

2. Construction and Design Standards:

a) On properties zoned R-1 or R-1A, an ADU may be attached to or detached from a principal structure. On properties zoned R-2, ADUs must be attached to the principal structure. An attached ADU includes an ADU that is contained within an existing principal structure.

b) Any ADU, whether attached or detached:

1) Must be no larger than 1,000 square feet in total area or 35 percent of the floor area of the principal dwelling, whichever is less. The city council may approve a larger area where the additional size would not result in undue adverse impacts on the neighboring properties. In evaluating whether this standard is met, the city may consider things such as the size of the property, the location of the ADU relative to homes on adjacent properties, whether the ADU would be reasonably screened from adjacent properties by existing or proposed vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other characteristic the city considers important or unique. In no case may a detached ADU be 200 square feet or less in total size.

2) Must be served by municipal water, municipal sanitary sewer, gas and electric utilities via service lines shared with the principal dwelling unit. Unless otherwise approved by staff, water service to the ADU must be connected after the existing meter in the principal structure.

3) Must comply or be brought into compliance with all applicable building, housing, electrical, plumbing, mechanical, and related city codes.

4) May not be served by an additional curb cut unless approved by the city engineer in compliance with the driveway ordinance.

5) Must be registered with the Minnetonka police and fire departments prior to occupancy.

c) Attached ADUs:

1) Must be designed to maintain the single-family appearance of the principal dwelling from off-site views.

2) May be created through the conversion of living space or attached garage space. However, the garage space may be converted only if: (1) space is available on the property for construction of a 24-foot by 24-foot garage without variance; and (2) the applicant submits a detailed plan demonstrating adequate vehicular parking exists on the site.

3) Maximum height and minimum required setbacks are outlined for principal structures in the associated zoning district.

d) Detached ADUs:

1) Must be designed to maintain the residential character of the lot on which it will be located.

2) May be created through the conversion of detached garage space only if either: (1) the principal structure includes an attached garage with minimum dimensions of 24 feet by 24 feet; or (2) space is available on the property for construction of an attached or detached 24-foot by 24-foot garage without variance, and the applicant submits a detailed plan that demonstrates adequate vehicular parking exists on the site.

3) The highest point of the ADU may not extend above the highest point of the roof of the principal dwelling unit. The

city council may approve a taller ADU if it finds the additional height would not result in undue adverse impacts to neighboring properties. In evaluating whether this standard is met, the city may consider things such as the size of the property, the location of the ADU relative to homes on adjacent properties, whether the ADU would be reasonably screened from adjacent properties by existing vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other characteristic the city considers important or unique.

4) Must be located:

a. Behind the rear building line of the principal dwelling unit. In the case of a corner or double frontage lots, the ADU is subject to front yard setbacks established for principal structures.

b. To preserve existing natural site features to the extent practicable.

5) Must be set back from side and rear property lines a distance equal to the code-defined height of the ADU, but not less than 15 feet, and set back from all natural features as required by ordinance.

6) May contain a maximum of two bedrooms.

7) Must be constructed on a permanent foundation with no wheels.

Section 3 Findings

3.01 The proposal meets the general conditional use permit standards outlined in City Code §300.16 Subd.2.

1. The intent of the ordinance is to allow a secondary dwelling unit that is clearly accessory, in both appearance and function, to an existing property. The proposed ADU would be 19 feet shorter than the existing home and 16% of the floor area of the principal structure. As such, the ADU would be consistent with the intent of the ordinance.

2. The comprehensive plan has a goal to encourage “diversity in the types, sizes, and prices of housing units available in Minnetonka.” The proposed ADU would provide a unique housing option within the Minnetonka community while maintaining the single-dwelling neighborhood character.

3. The proposed project has been reviewed by the city engineering, natural resources, public works, community development, and public safety staff members. Upon review, no undue adverse impacts were found.

3.02 City Code §300.16 Subd. 3(d) outlines the following specific standards that must be met for granting a conditional use permit for such facilities:

1. General Standards:

a) The subject property is zoned R-1.

b) One ADU is proposed.

c) As a condition of this resolution, the owner of the property must reside in the principal dwelling unit or the ADU as permanent residence for not less than 185 days per calendar year.

d) As a condition of this resolution, the ADU may not be subdivided or otherwise separated in ownership from the principal dwelling unit.

e) Off-street parking would be provided by the existing three-stall garage, proposed driveway, and the new paved areas.

f) The subject property does not contain any natural features or nuisances that require additional setbacks or restrictions. As such, the ADU would comply with setback requirements for general structures.

2. Construction and Design Standards:

a) The subject property is zoned R-1 and the proposed ADU would be detached.

b) The proposed ADU would be 956 sq. ft. and would be considerably less than 35% of the total floor area of the existing home (16.3% proposed).

c) As a condition of this resolution, the ADU must be served by municipal water, municipal sanitary sewer, and gas and electric utilities via service lines shared with the principal dwelling unit. Unless otherwise approved by staff, water service to the ADU must be connected after the existing meter in the principal structure.

d) As new construction, the ADU must comply with all applicable building, housing, electrical, plumbing, mechanical, and related city codes.

e) The current property has two curb cuts. The applicant has proposed to remove one of them as part of the project.

f) As a condition of this resolution, the ADU must be registered with the Minnetonka police and fire departments prior to occupancy.

e) Attached ADUs:

1) The proposed ADU would be detached.

f) Detached ADUs:

1) The proposed ADU would maintain the residential character of the existing lot. The proposed ADU is modestly designed, compatible with the existing home, and consistent with the existing neighborhood. In addition, it will be buffered from adjacent properties by existing and proposed vegetation.

2) The proposed ADU would replace an existing, detached garage; however, the principal structure has an attached, three-stall garage.

3) The proposed single-story ADU would be 19 feet shorter than the existing, two-story home.

4) The proposed ADU will be located behind the rear building line of the principal dwelling unit. In addition, it would generally be in the same area as an existing detached garage, preserving the property's natural features.

5) The code-defined structure height is 14.8 feet, requiring a 15-foot side and rear yard setback. As proposed, the structure would be set back 15 feet from the north and eastern property lines, meeting this requirement.

6) The proposal includes one bedroom.

7) As a condition of this resolution, the structure must be on a permanent foundation.

Section 4 City Council Action

4.01 The above-described conditional use permit is approved, subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:

- CUP Application Survey, dated July 1, 2026
- Landscape Plan (L401), dated July 27, 2026
- Rendering – Approach from West, dated July 2, 2026
- Rendering – From Linner Road, dated July 2, 2026
- Rendering – North, dated July 2, 2026
- Rendering – East, dated July 2, 2026
- Floor Plan (A-101), dated July 28, 2026
- Elevations (A-200), dated July 23, 2026
- Elevations (A-201), dated July 2, 2026

2. This resolution must be recorded with Hennepin County.

3. A building permit is required. Prior to issuance of a building permit:

   a) Install a temporary rock driveway, erosion control, tree and wetland protection fencing and any other measures as identified as the SWPPP for staff inspection. These items must be maintained throughout the course of construction.

   b) Stormwater management may be required.

   c) Submit a tree mitigation plan. The plan must meet mitigation requirements as outlined in the ordinance. However, at the sole discretion of staff, mitigation may be decreased. Based on the submitted plans, the mitigation requirements are unclear at this time.

4. The proposed driveway must be constructed of a paved hard surface (bituminous, concrete or pavers).

5. The owner of the property must reside in the principal dwelling unit or the ADU as a permanent residence for not less than 185 days per calendar year.

6. The ADU may not be subdivided or otherwise separated in ownership from the principal dwelling unit.

7. No more than four vehicles may be parked or stored anywhere outside on the property. This maximum does not include vehicles of occasional guests who do not reside on the property.

8. The ADU must be served by municipal water, municipal sanitary sewer, and gas and electric utilities via service lines shared with the principal dwelling unit.

9. The principal structure and the ADU must comply with all applicable building, housing, electrical, plumbing, mechanical, and related city codes.

10. The ADU must be registered with the Minnetonka Police and Fire Departments prior to occupancy.

11. The ADU may not be served by an additional curb cut unless approved by the city engineer in compliance with the driveway ordinance.

12. The ADU cannot contain more than two bedrooms.

13. Items located within the easement (walls, gates, fences) may require an encroachment agreement from the City of Minnetonka.

14. The city council may reasonably add or revise conditions to address any future unforeseen problems.

15. Any change to the approved use that results in a significant change in character would require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 31, 2026.

_____

Rebecca Schack, Mayor

Attest:

_____

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Resolution adopted.

Certification:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Aug. 31, 2026.

_____

Becky Koosman, City Clerk