



CITY OF SPRING PARK  
PLANNING COMMISSION MINUTES  
OCTOBER 8, 2025 – 6:00 PM  
SPRING PARK CITY HALL

1. CALL TO ORDER

The meeting was called to order at 6:00pm.

Commissioners present: Chair Hoffman, Commissioners Avalos, Homan, and Terryll.

Staff present: City Administrator Anderson and City Planner Lori Johnson

2. APPROVAL OF AGENDA

*Planning Commissioner Terryll motioned, being seconded by Planning Commissioner Homan, to approve the agenda as presented. On vote being taken, the motion was unanimously approved.*

3. APPROVAL OF MINUTES

a. Planning Commission Minutes – August 13, 2025

*Planning Commissioner Homan motioned, being seconded by Planning Commissioner Terryll, to approve the Planning Commission minutes from August 13, 2025. On vote being taken, the motion was unanimously approved.*

4. PUBLIC HEARING – Adding/Amending Subdivision Language

a. A proposal to remove Article 111 – Subdivision/Platting from the Zoning Ordinance and replace with a new subdivision ordinance and a new Chapter to the code to be known as Chapter 43. The proposal will also include amending Chapter 42, Section 42-63, of the Zoning Ordinance, adding in the existing as-built requirement language.

*Planning Chair Hoffman opened up the public hearing at 6:04pm. With no public comments received, the public hearing was closed at 6:04pm. Planning Commissioner Homan motioned, being seconded by Planning Commissioner Terryll, to close the public hearing at 6:04pm. On vote being taken, the motion was unanimously approved.*

5. ADU DISCUSSION: City Planner Johnson reviewed the draft Ordinance she prepared for the Planning Commission to review highlighting the areas and elements that were important to them such as allowing detached units, that they must be occupied by a family member, they must be homesteaded, they still must meet the impervious requirements, and they would be allowed over a detached garage. She mentioned that a permit should be required for these units and recommended we put a cap on the size of the unit and add design requirements. Discussion was had. The Planning Commission provided their recommendations to City Planner Johnson - she will update the ordinance and bring it back to the Planning Commission for review.

6. PARKING REQUIREMENTS: City Planner Johnson reviewed her memo which included a graph showing the parking requirements for a few surrounding cities. Planning Chair, Hoffman stated that our parking requirements appear to be too strict. City Planner Johnson will bring back some parking scenarios specific to Spring Park for the Planning Commission to review. She will also update the # of parking stalls required for all other categories and also provide a definition for the “services” category.

All meetings of the Spring Park Planning Commission are video recorded and available for viewing online at [www.ci.spring-park.mn.us](http://www.ci.spring-park.mn.us) or [Spring Park | Lake Minnetonka Cable Commission \(lmcc-tv.org\)](http://Spring Park | Lake Minnetonka Cable Commission (lmcc-tv.org)). Meeting minutes are intended to be a general synopsis of the meetings of the Planning Commission. Additional detail regarding discussions and policy considerations is provided by watching the recording of the meeting.

7. TREE PRESERVATION: City Planner Johnson reviewed some tree ordinances in the surrounding area. Tonka Bay doesn't have one, Mound is widely open, and Wayzata is very restrictive. She pulled the ordinance for Sunfish Lake which has a lot of trees and the intent of their ordinance is to preserve the maximum # of trees. Discussion was had. The Planning Commission would like a more restrictive ordinance so Johnson will bring back Wayzata's for the Planning Commission to review.
8. MISCELLANEOUS: Planning Chair Hoffman asked City Administrator Anderson if we posted the open Planning Commissioner position. He said he would check and let him know.
9. ADJOURNMENT  
*There being no further discussion, Planning Commissioner Avalos motioned, being seconded by Planning Commissioner Terry, to adjourn the meeting at 7:43p.m. On vote being taken, the motion was unanimously approved.*

Respectfully submitted,  
Jamie Hoffman, City Clerk