

Board of zoning appeals

Members present: Mia Divecha, Matt Eckholm, Tom Weber, Sylvie Hyman, Jan Youngquist, John Flanagan, Estella Hughes (youth member)

Staff present: Sean Walther, Marcus Hansen

Guests: Tom Schoenberger, Alex Schoenberger

1. Call to order- roll call

Chair Divecha called the meeting to order and roll call was taken.

2. Approval of minutes - December 18, 2024

It was moved by Jim Beneke, seconded by Tom Weber, to approve the Dec. 18, 2024 minutes as presented.

The motion passed unanimously.

3. Hearings

3a. Application for variance at 8016 Minnetonka Blvd

Applicant: Tom Schoenberger

Case No: 24-28-VAR

Mr. Hansen presented the report.

Chair Divecha opened the public hearing.

Tom Schoenberger, owner of westside market 8016 Minnetonka Blvd., the applicant, thanked BOZA and city staff their time and pleasant interactions. He stated he believed the remodel was necessary to be a competitive business in the area and that the additional seating was intended to enhance the community. He stated that the market has been doing well and anticipate the changes should help continue to grow their business.

Commissioner Weber stated he believed the additional seating was a smart and more efficient use of the space at Westside Market.

Chair Divecha said her family has gone and not had anywhere to sit, which is difficult for any family with younger children, so the addition of seating will be very beneficial.

Commissioner Hyman said the seating would be great for bicyclist like herself to be able to stop and enjoy a quick meal and get out of the weather.

Mr. Schoenberger thanked the commissioners for their support and stated he had heard that feedback before and is part of why they are applying for the variance to add seating.

Commissioner Hyman asked if Mr. Schoenberger was aware of Hennepin County's planned road construction on Minnetonka Blvd.

Mr. Schoenberger replied that the business is very aware and supports the project but are obviously afraid the fiscal impacts it could have on the business.

Commissioner Hyman discussed the design of the middle portion of the parking lot and how it results in some odd movements and can create a confusing space for cars, bikes and pedestrians.

Mr. Schoenberger replied that portions of the parking lot can be a bit difficult to navigate but that it was overall designed pretty well for traffic flow and that the increased cars resulting from the restaurant seating should not make a large difference. Commissioner Youngquist stated that she prioritizes choosing to support small businesses over parking any day.

Commissioner Hyman stated she supported the application and wished the city didn't require parking and having to go through a variance process.

It was moved by Tom Weber, seconded by John Flanagan to approve the resolution as recommended by staff to grant an amended parking variance for 8016 Minnetonka Blvd. The motion passed unanimously.

4. Other business – none

5. Communications

- a. Mr. Walther stated the city is now accepting applications for boards and commissions members through March 31, 2025.
 - i. Commissioner Youngquist announced her decision to not re-apply.
 - ii. Commissioner Hughes announced she is going to college and will vacate her youth member seat at the end of her term.
- b. Mr. Walther stated that Vision 4.0 facilitator training for community conversations scheduled for May 1 and May 8. There will be two in-person opportunities and on virtual. Commissioner Hyman shared she had communication issues with her appointment to the Vision ambassador cohort.
- c. Chair Divecha discussed the cancelation of the upcoming April 2, due to interference with St. Louis Park public school spring break.

6. Adjournment - 6:22 p.m.

Signed by:



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Gary Morrison, liaison

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Mia Divecha, chair member