

**Addenda**  
**Minnetonka City Council Meeting**  
**Meeting of March 6, 2023**

**ITEM #10A - Conditional use permit for a medical use at 17809 Hutchins Drive**

The planning commission reviewed the conditional use permit request for Anchored Orthodontics at their March 2, 2023 regular meeting. The commission recommended the city council adopt the resolution approving the conditional use permit. No public was present to provide comment. Meeting minutes are included.



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**TO:** City Council  
**FROM:** Loren Gordon, AICP, City Planner  
**DATE:** March 6, 2023  
**SUBJECT:** Change Memo for March 6, 2023, City Council Meeting

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**Item 10A Conditional use permit for a medical use at 17809 Hutchins Drive**

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**Unapproved  
Minnetonka Planning Commission  
Minutes**

**March 2, 2023**

**1. Call to Order**

Chair Sewall called the meeting to order at 6:30 p.m.

**2. Roll Call**

Commissioners Powers, Waterman, Banks, Henry and Sewall were present. Hanson and Maxwell were absent.

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon and Assistant City Planner Susan Thomas.

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

**4. Approval of Minutes:** Feb. 2, 2023

***Powers moved, second by Henry, to approve the Feb. 2, 2023 meeting minutes as submitted.***

***Powers, Waterman, Banks, Henry and Sewall were present. Hanson and Maxwell were absent. Motion carried.***

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting of Feb. 27, 2023:

- Adopted a housekeeping ordinance amending various sections of Chapter Three of the Minnetonka City Code, zoning regulations.
- Adopted a resolution approving a conditional use permit for a 2,100-square-foot-accessory structure at 14730 Stone Road.

There will be two upcoming planning commission meetings in March scheduled to be held March 16, 2023 and March 30, 2023.

The State of the City address will be held March 10, 2023 at noon in the community center. All are welcome to attend in person or watch online.

**6. Report from Planning Commission Members:** None

**7. Public Hearings: Consent Agenda**

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

***Powers moved, second by Waterman, to approve the item listed on the consent agenda as recommended in the staff report as follows:***

**A. Conditional use permit for a medical use of the existing building at 17809 Hutchins Drive.**

Recommend that the city council adopt the resolution approving a conditional use permit for Anchored Orthodontics at 17809 Hutchins Drive.

***Powers, Waterman, Banks, Henry and Sewall were present. Hanson and Maxwell were absent. Motion carried and the item on the consent agenda was approved as submitted.***

**8. Public Hearings:** None

**9. Other Business**

**A. Concept plan review for the Dudycha Properties at 2611 and 2615 Plymouth Road.**

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

Thomas reported. Staff recommends planning commissioners provide feedback on the key topics identified by staff and any other land-use-related items that commissioners deem appropriate. This discussion is intended to assist the applicant in the preparation of more detailed development plans.

Hanson joined the meeting.

Kelsey Thompson, development assistant for Lakewest Development, applicant, provided a presentation. She stated that:

- The applicant's goal was to create a welcoming neighborhood. She presented three different concept plans.
- The first concept plan has 12 lots and would utilize the existing access on the south end of the property.
- The road with two accesses would provide better traffic flow and easier access for school buses, plows and emergency vehicles.
- There is a woodland preservation area in the center of the property. There would be woodchip walking trails and a bench in the center of the wooded area.
- A tree removal variance would be needed for the proposal.
- The second concept plan which would have 10 lots.
- Hennepin County staff said that the property could be developed as two parcels, but would prefer a single access on the north. The 10-lot concept plan removed the south access; would only have access to Plymouth