

**Minnetonka Planning Commission
Minutes**

Aug. 17, 2023

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas and Senior Planner Ashley Cauley.

3. Approval of Agenda

Waterman moved, second by Maxwell, to approve the agenda as submitted with modifications provided in the change memo dated Aug. 17, 2023.

Maxwell, Powers, Waterman, Banks and Sewall voted yes. Hanson and Henry were absent. Motion carried.

4. Approval of Minutes: Aug. 3, 2023

Powers moved, second by Banks, to approve the Aug. 3, 2023 meeting minutes as submitted.

Maxwell, Powers, Waterman, Banks and Sewall voted yes. Hanson and Henry were absent. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting on Aug. 14, 2023:

- Adopted a resolution and an ordinance approving items concerning Ridgewood Ponds, an 11-lot subdivision at 18116 Ridgewood Road and an adjacent, unaddressed parcel.
- Reviewed a concept plan for Roers Companies proposing a 152-unit-apartment building at 1000 Parkers Lake Road.
- Introduced an ordinance rezoning the property at 18393 Covington Road from low-density residential to medium-density residential.

The annual city tour for councilmembers and commissioners will take place Aug. 31, 2023.

The next planning commission meeting is scheduled to be held Sept. 7, 2023.

6. Report from Planning Commission Members

Chair Sewall and his family enjoyed their visit to Ridgedale Commons Park. Powers stated that the park works well for the Farmer's Market.

7. Public Hearings: Consent Agenda

No items were removed from the consent agenda for discussion or separate action.

Waterman moved, second by Maxwell, to approve the items listed on the consent agenda as recommended in the respective staff reports as follows:

A. Front yard setback variance for a front porch addition at 4130 St. Marks Drive.

Adopt the resolution approving a front yard setback variance for a front porch addition at 4130 St. Marks Drive.

B. Side yard setback variance for an addition at 5434 Williston Road.

Adopt the resolution approving a side yard setback variance for an addition at 5434 Williston Road.

Maxwell, Powers, Waterman, Banks and Sewall voted yes. Hanson and Henry were absent. The motion carried and the items on the consent agenda were approved as submitted.

8. Public Hearings

A. Site and building plan review with a setback variance for an accessory structure on an unaddressed property south of the Cargill property at 15407 McGinty Road West.

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

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

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

Chair Sewall stated that the proposal is very reasonable.

Powers moved, second by Banks, to adopt the resolution approving site and building plans with a setback variance for an accessory structure at 15407 McGinty Road West and an adjacent, unaddressed parcel.

Maxwell, Powers, Waterman, Banks and Sewall voted yes. Hanson and Henry were absent. Motion carried.

Chair Sewall stated that an appeal of the planning commission's decision must be made in writing to the planning division within ten days.

9. Adjournment

Powers moved, second by Waterman, to adjourn the meeting at 6:48 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary