

**Minnetonka Planning Commission
Minutes**

February 4, 2016

1. Call to Order

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

2. Roll Call

Commissioners Calvert, Hanson, Knight, O'Connell, Powers, and Odland were present. Kirk was absent.

Staff members present: City Planner Loren Gordon and Principal Planner Susan Thomas.

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

4. Approval of Minutes: January 21, 2016

Knight moved, second by O'Connell, to approve the January 21, 2016 meeting minutes as submitted.

Calvert, Hanson, Knight, O'Connell, Powers, and Odland voted yes. Kirk was absent. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of January 25, 2016:

- Adopted a resolution approving a 12-month extension for a conditional use permit for Bauer's Custom Hitches.
- Introduced ordinance amendments to the zoning definitions and R-1A lot width.

Gordon welcomed Kevin Hanson to the planning commission.

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.

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

- A. Twelve-month extension of previously approved variance for an addition to Lakewinds Food Cooperative at 17501 Minnetonka Boulevard.**

Approve the extension to a new deadline of December 31, 2016.

Calvert, Hanson, Knight, O'Connell, Powers, and Odland voted yes. Kirk was absent. Motion carried and the item on the consent agenda was approved as submitted.

8. Public Hearings

- A. Ordinance amending City Code 300.37 regarding lot width in the R-1A zoning district.**

Acting Chair Odland introduced the proposal and called for the staff report.

Thomas 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.

Powers moved, second by Hanson, to recommend that the city council adopt the ordinance on pages A1-A2 of the staff report.

Calvert, Hanson, Knight, O'Connell, Powers, and Odland voted yes. Kirk was absent. Motion carried.

- B. Ordinance amending City Code Section 300.02 regarding zoning ordinance definitions.**

Acting Chair Odland introduced the proposal and called for the staff report.

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

Calvert asked why the term "electro-magnetic field" was removed. Thomas explained that the terms removed do not appear anywhere in the zoning

ordinance. The definitions that were made longer were changed to provide consistency with legal documents or statutes.

In response to Calvert's question, Thomas agreed that the retaining wall definition could be changed to state that a retaining wall separates and retains two areas of earth that have different elevations.

Calvert was concerned that the simplified definitions lost some of their meaning and made it easier to build in certain areas. Gordon explained that a great deal of time was spent considering the natural resources definitions because they are tailored according to how the zoning code is administered. Density is calculated based on the usable lot area.

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

Knight moved, second by Powers, to recommend that the city council adopt the ordinance on pages A1-A23 of the staff report.

Calvert, Hanson, Knight, O'Connell, Powers, and Odland voted yes. Kirk was absent. Motion carried.

9. Adjournment

Calvert moved, second by O'Connell, to adjourn the meeting at 7:11 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary