



Planning Commission Agenda

June 2, 2016—6:30 P.M.

City Council Chambers—Minnetonka Community Center

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: May 5, 2016
5. Report from Staff
6. Report from Planning Commission Members
7. Public Hearings: Consent Agenda
 - A. A conditional use permit for 2,328 square feet of accessory structures at 4915 Highland Road.

Recommendation: Recommend the city council adopt the resolution (4 votes)

 - Recommendation to City Council (Tentative Date: June 27, 2016)
 - Project Planner: Ashley Cauley
 - B. Lot-behind-lot setback variance for a garage and living space addition at 1724 Ford Road.

Recommendation: Adopt the resolution approving the request (5 votes)

 - Final Decision Subject to Appeal
 - Project Planner: Susan Thomas

8. Public Hearings: Non-Consent Agenda Items

- A. Items concerning parking lots on the Minnetonka High School campus, at 18301 State Highway 7.

Recommendation: Recommend the city council adopt the resolution (4 votes)

- Recommendation to City Council (Tentative Date: June 6, 2016)
- Project Planner: Susan Thomas

- B. A conditional use permit for an accessory apartment at 13800 Spring Lake Road.

Recommendation: Adopt the resolution approving the request (4 votes)

- Recommendation to City Council (Tentative Date: June 27, 2016)
- Project Planner: Ashley Cauley

- C. Resolution approving final site and building plans for two condominium buildings in the LEGACY OAKS development.

Recommendation: Adopt the resolution approving the request (5 votes)

- Final Decision Subject to Appeal
- Project Planner: Susan Thomas

9. Adjournment

Notices

1. Please call the planning division at (952) 939-8274 to confirm meeting dates as they are tentative and subject to change.
2. Applications and items scheduled for the June 16, 2016 Planning Commission meeting:

Project Description: The applicant is proposing changes to both the site and building at 14900 State Highway 7. The primary tenant of the building would be a specialty medical clinic. The proposal requires: (1) preliminary and final plats; (2) a major amendment to the existing master development plan; (3) site and building plan review; and (4) a conditional use permit.

Project No.: 86091.16a

Staff: Susan Thomas

Ward/Council Member: 3—Brad Wiersum

Section: 21

Project Description: The applicant is proposing to redevelop the property at 4301 Highview Place and an adjacent unaddressed parcel. As proposed, the existing home would remain and eight new lots would be created around a newly constructed cul-de-sac. The proposal requires: (1) rezoning the property from R-1 to R-1A; (2) preliminary plat.

Project No.: 88082.16a

Staff: Ashley Cauley

Ward/Council Member: 1—Bob Ellingson

Section: 20

Project Description: The applicant is requesting to subdivide the properties at 12701 and 12689 Lake Street Extension and an unaddressed parcel into three lots. The proposal requires: (1) preliminary plat.

Project No.: 05012.16a

Staff: Susan Thomas

Ward/Council Member: 1—Bob Ellingson

Section: 23

Project Description: The property owners are proposing to tear down the former's Truffles and Tortes building in order to construct a new single family residential home. The proposed home requires setback variances from the south and west front property lines.

Project No.: 16006.16a

Staff: Ashley Cauley

Ward/Council Member: 3—Brad Wiersum

Section: 17

Project Description: Concept plan review for a small lot subdivision at 3639 Shady Oak Rd.

Project No.: 16006.16a

Staff: Susan Thomas

Ward/Council Member: 1—Bob Ellingson

Section: 14

Project Description: The applicant is requesting an expansion permit at 20 Westwood Circle.

Project No.: 10043.1aa

Staff: Drew Ingvalson

Ward/Council Member: 2—Tony Wagner

Section: 01

WELCOME TO THE MINNETONKA PLANNING COMMISSION MEETING

This outline has been prepared to help you understand the public meeting process. The review of an item usually takes the following form:

1. The chairperson of the meeting will announce the item to be reviewed and ask for the staff report on the subject.
2. Staff presents their report on the item.
3. The Commission will then ask City staff questions about the proposal.
4. The chairperson will then ask if the applicant wishes to comment.
5. The chairperson will open the public hearing to give an opportunity to anyone present to comment on the proposal.
6. This is the time for the public to make comments or ask questions about the proposal. Please step up to the podium, speak clearly, first giving your name (spelling your last name) and address and then your comments.
7. At larger public hearings, the chair will encourage speakers, including the applicant, to limit their time at the podium to about 8 minutes so everyone has time to speak at least once. Neighborhood representatives will be given more time. Once everyone has spoken, the chair may allow speakers to return for additional comments.
8. After everyone in the audience wishing to speak has given his or her comments, the chairperson will close the public hearing portion of the meeting.
9. The Commission will then discuss the proposal. No further public comments are allowed.
10. The Commission will then make its recommendation or decision.
11. Final decisions by the Planning Commission may be appealed to the City Council. Appeals must be written and filed with the Planning Department within 10 days of the Planning Commission meeting.

It is possible that a quorum of members of the City Council may be present. However, no meeting of the City Council will be convened and no action will be taken by the City Council.