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## Planning Commission Agenda

July 7, 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: June 16, 2016
5. Report from Staff
6. Report from Planning Commission Members
7. Public Hearings: Consent Agenda

No Items

### 8. Public Hearings: Non-Consent Agenda Items

- A. Items concerning Station Pizzeria at 13008 Minnetonka Boulevard

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

- Recommendation to City Council (Tentative Date: July 25, 2016)
- Project Planner: Susan Thomas

### 9. Other Business

- A. Concept plan review for The Enclave at Regal Oak, 3639 Shady Oak Rd

Recommendation: No formal action. Discuss project and provide feedback.

- B. Concept Plan for a 75-unit apartment building at 2828 and 2800 Jordan Avenue.

Recommendation: No formal action. Discuss project and provide feedback.

**10. 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 July 21, 2016 Planning Commission meeting:

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, on behalf of the property owner, is proposing to tear down the existing house at 2512 Bantas Point Lane in order to construct a new home. While the proposed home would generally be located within the existing home's footprint, the proposal requires expansion permits, floodplain alteration permit, and a side yard setback variance.

Project No.: 93026.16a

Staff: Ashley Cauley

Ward/Council Member: 3—Brad Wiersum

Section: 08

Project Description: US Internet Corporation is proposing to locate microwave antennas at 12475 Marion Lane. The proposal requires a conditional use permit.

Project No.: 16008.16a

Staff: Drew Ingvalson

Ward/Council Member: 3—Brad Wiersum

Section: 02

Project Description: The applicant is proposing to construct a carport, with a solar array, onto the south side of the existing garage at 3528 Moorland Road. Additional solar panels are proposed for the roof of the existing garage. The proposed carport requires side and rear yard setback variances.

Project No.: 16013.16a

Staff: Ashley Cauley

Ward/Council Member: 3—Brad Wiersum

Section: 17

Project Description: The applicant is requesting a side yard setback variance and an aggregate side yard setback variance to construct a mudroom at 3130 Shores Blvd.

Project No.: 16011.16a

Staff: Drew Ingvalson

Ward/Council Member: 3—Brad Wiersum

Section: 17

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Project Description: The applicant is proposing to combine two existing, vacant properties and construct a new home on the combined site at 16965 & 16957 Cottage Grove Ave & unassigned lot. The proposals requires: (1) preliminary plat, with lot area and buildable area variances; (2) variance to declare the combined property buildable; and (3) vacation and relocation of an existing sanitary sewer easement.

Project No.: 16012.16a

Staff: Susan Thomas

Ward/Council Member: 3—Brad Wiersum

Section: 17

Project Description: Eden Prairie Islamic Community Center (EPIC) is requesting a conditional use permit to operate a community center and place of worship at 5620 Smetana Drive. While no external modifications to the building are proposed at this time, the interior would be remodeled to accommodate the center. The center would include worship space, a convenience store, offices, daycare and classroom facilities, and a future banquet facility. In addition, the applicant has also acquired the property at 5640 Smetana Drive. No changes to this building are proposed at this time.

Project No.: 89041.16a

Staff: Ashley Cauley

Ward/Council Member: 1—Bob Ellingson

Section: 36

Project Description: The applicant is proposing to install a rotating blade sign on the southeast corner of the 1700 Plymouth Road building. The sign would advertise joint tenants, Caribou Coffee and Einstein Bagels. The proposal requires three variances from the city's sign ordinance: (1) for a vertically-mounted, projecting sign; (2) for a rotating sign; and (3) for a sign located outside of leasable tenant space.

Project No.: 87055.16a

Staff: Susan Thomas

Ward/Council Member: 2—Tony Wagner

Section: 03

Project Description: The applicant is requesting a side yard setback variance to construct an attached garage at 3218 Shores Blvd.

Project No.: 16014.16a

Staff: Drew Ingvalson

Ward/Council Member: 3—Brad Wiersum

Section: 17

## 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.