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## **Planning Commission Agenda**

**August 18, 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: August 4, 2016**

**5. Report from Staff**

**6. Report from Planning Commission Members**

**7. Public Hearings: Consent Agenda**

- A. Conditional use permit and site and building plan review for a cold storage building for the Hopkins Middle School West at 3830 Baker Road.

Recommendation: Adopt the resolution approving the conditional use permit and building plan review (4 votes)

- Recommendation to City Council (Tentative Date: September 12, 2016)
- Project Planner: Drew Ingvalson

- B. Expansion permit to increase the height of the existing building at 5605 Green Circle Drive.

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

- Final Decision Subject to Appeal
- Project Planner: Ashley Cauley

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

- A. Items concerning a townhome development at 11901 Minnetonka Boulevard.

Recommendation: Recommend the city council approve the request (4 votes)

- Recommendation to City Council (Tentative Date: September 12, 2016)
- Project Planner: Ashley Cauley

## **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 September 8, 2016 Planning Commission meeting:

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: TCF National Bank and Solomon Real Estate Group are proposing to redevelop the existing property at 1801 Plymouth Road. The existing, two-story bank building would be removed and a new, 1-story, 10,200 square foot building would be constructed. TCF would own and occupy the westerly portion of the building and various retailers would occupy the easterly portion. The proposal requires approval of: (1) site and building plans, with variances; (2) a conditional use permit for the bank drive-thru; and (3) preliminary and final plats.

Project No.: 16020.16a

Staff: Susan Thomas

Ward/Council Member: 2—Tony Wagner

Section: 3

## **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.