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## **Planning Commission Agenda**

**September 8, 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 18, 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. Side yard setback variance for an entry and living space addition at 3133 Shores Boulevard.

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

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

- B. Expansion permit for a second story addition on a home at 3177 Lake Shore Boulevard.

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

- Final Decision Subject to Appeal
- Project Planner: Drew Ingvalson

### **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 22, 2016 Planning Commission meeting:

Project Description: 1) LeCesse Development Corporation is proposing to redevelop the property at 10101 Bren Road East. The project consists of removing the existing buildings in order to construct a six story, 322 unit apartment building with underground parking. The proposal requires approval of: (1) rezoning to PUD; (2) preliminary and final plats; (3) master development plan; (4) site and building plans and (5) easement vacations.

Project No.: 88095.16b

Staff: Ashley Cauley

Ward/Council Member: 1—Bob Ellingson

Section: 36

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 occupy the westerly portion of the building and various retailers would occupy the easterly portion. The proposal requires approval of: (1) a major amendment to the site's existing master development plan; (2) site and building plans, with variances; (3) a conditional use permit for the bank drive-thru; and (4) preliminary and final plats.

Project No.: 16021.16a

Staff: Susan Thomas

Ward/Council Member: 2—Tony Wagner

Section: 03

Project Description: R&R Construction of Minneapolis, Inc is proposing to remove the existing home and detached garages and subdivide the property into three single-family residential lots. The properties would have access onto Highwood Drive and would require lot width at setback variances. By ordinance, the minimum lot width at setback is 110 feet. The applicant is requesting variances to reduce the lot width at setback from 110 feet to 104 feet for each lot.

Project No.: 05039.16a

Staff: Ashley Cauley

Ward/Council Member: 3—Brad Wiersum

Section: 27

Project Description: The applicant, on behalf of the homeowners, is requesting an expansion permit to add a front entry, covered porch, and second story storage space to the existing home at 12815 Linde Lane. The proposed additions would be within the required front and side yard setbacks, but the proposed additions would not encroach further into the setbacks than the existing structure.

Project No.: 16022.16a

Staff: Drew Ingvalson

Ward/Council Member: 1—Bob Ellingson

Section: 15

Project Description: The applicant is proposing to divide the existing property at 14700 Copperfield Place into three, single-family lots. The proposal requires: (1) preliminary plat approval.

Project No.: 16023.16a

Staff: Susan Thomas

Ward/Council Member: 1—Bob Ellingson

Section: 14

Project Description: Federal Emergency Management Agency (FEMA) has updated flood insurance maps which will become effective on November 1, 2016. As a result, the Minnesota Department of Resources (MNDNR) has mandatory ordinance updates for local governments and water management agencies. Floodplain ordinance updates to the city's floodplain ordinance are required to reflect the federally and state mandated changes in order to remain a participant in the National Flood Insurance Program.

Project No.: NA

Staff: Ashley Cauley

## 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.