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## **Planning Commission Agenda**

**September 22, 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: September 8, 2016**
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**

A. Expansion permit for additions on a home at 12815 Linde Lane.

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

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

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

A. Preliminary plat, with lot width at setback variances, for TONKAWOOD FARMS FIRST ADDITION, a 3-lot subdivision at 15014 Highwood Drive.

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

- Recommendation to City Council (Tentative Date: October 10, 2016)
- Project Planner: Ashley Cauley

B. Items concerning Ridgedale Corner Shoppes at 1801 Plymouth Road.

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

- Recommendation to City Council (Tentative Date: October 10, 2016)
- Project Planner: Susan Thomas

**9. Other Business**

A. Concept plan review Williston water tower monopole.

Recommendation: No formal action. Discuss proposal with developer and provide feedback.

- Recommendation to City Council (Tentative Date: October 10, 2016)
- Project Planner: Loren Gordon

**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 October 6, 2016 Planning Commission meeting:

Project Description: 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: Unmapped Brewing Company is proposing to open a microbrewery and taproom at 14624 Excelsior Boulevard. The proposal requires: (1) conditional use permit.

Project No.: 91043.16a

Staff: Susan Thomas

Ward/Council Member: 4—Tim Bergstedt

Section: 33

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: The applicant is proposing to subdivide the properties at 3639 Shady Oak Road and 3627 Regal Oak into five lots. The home at 3639 Shady Oak Road would be removed, the home at 3627 Regal Oak would remain, and four new homes would be constructed. The proposal requires approval of: (1) rezoning from R-1 to PUD; (2) a master development plan; and (3) preliminary and final plats.

Project No.: 16007.16a

Staff: Susan Thomas

Ward/Council Member: 1—Bob Ellingson

Section: 14

Project Description: The applicant is proposing a self-storage facility at 6031 Culligan Way. The proposal requires approval of: (1) parking variance.

Project No.: 16024.16a

Staff: Drew Ingvalson

Ward/Council Member: 1—Bob Ellingson

Section: 34

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.