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## Planning Commission Agenda

October 6, 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 22, 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. Variance to declare the unaddressed, vacant property immediately north of 3628 Hazelmoor Place buildable.

Recommendation: Adopt the resolution declaring the property buildable (5 votes)

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

- B. Preliminary plat of MAYFAIR AT COPPERFIELD, a three-lot residential subdivision with lot access variance, at 14700 Copperfield Place.

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

- Recommendation to City Council (Tentative Date: October 24, 2016)
- Project Planner: Susan Thomas

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- C. Items concerning The Enclave at Regal Oak, at 3639 Shady Oak Road and 3627 Regal Oak Lane.

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

- Recommendation to City Council (Tentative Date: October 24, 2016)
- Project Planner: Susan Thomas

- D. Conditional use permit, with variances, for a microbrewery and taproom with outdoor seating area at 14625 Excelsior Boulevard.

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

- Recommendation to City Council (Tentative Date: October 24, 2016)
- Project Planner: Susan Thomas

- E. Ordinance amending the city code regarding floodplain districts

Recommendation: Adopt the ordinance (4 votes)

- Recommendation to City Council (Tentative Date: October 24, 2016)
- 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 October 20, 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: The applicant is requesting a parking variance to allow for outdoor storage at 6030 Culligan Way.

Project No.: 16024.16a

Staff: Drew Ingvalson

Ward/Council Member: 1—Bob Ellingson

Section: 34

## **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.