



Planning Commission Agenda

December 1, 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: November 17, 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 Groveland Elementary School at 17310 Minnetonka Blvd and 3217 Groveland School Road.

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

- Recommendation to City Council (Tentative Date: December 19, 2016)
- Project Planner: Loren Gordon

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 December 15, 2016 Planning Commission meeting:

Project Description: The applicant is requesting setback variances and an expansion permit (side yard, aggregate side yard, and shoreland) to construct two additions on a single family home.

Project No.: 16031.16a

Staff: Drew Ingvalson

Ward/Council Member: 3—Brad Wiersum

Section: 17

Project Description: The City of Minnetonka is proposing to construct a storage building on the Public Works property at 11522 Minnetonka Boulevard. The proposal requires approval of: (1) a conditional use permit; and (2) site and building plan review.

Project No.: 01056.16a

Staff: Loren Gordon

Ward/Council Member: 2—Tony Wagner

Section: 14

Project Description: River Valley Church is proposing to operate a religious facility at 10801 Red Circle Drive. The application requires: (1) conditional use permit; (2) parking ratio variance.

Project No.: 90040.16a

Staff: Drew Ingvalson

Ward/Council Member: 1—Bob Ellingson

Section: 36

Project Description: Crest Ridge Senior Housing is proposing to construct a 4-story, 147-unit, senior rental housing building at 10955 Wayzata Blvd. The application requires: (1) master development plan; (2) comprehensive guide plan amendment; and (3) site and building plan review.

Project No.: 16034.16a

Staff: Susan Thomas

Ward/Council Member: 2—Tony Wagner

Section: 1

Project Description: The applicant is proposing to add a third stall garage addition at 14831 Wellington Rd. The application requires: (1) a side yard setback variance.

Project No.: 16033.16a

Staff: Drew Ingvalson

Ward/Council Member: 4—Tim Bergstedt

Section: 9

Project Description: HP Holdings, LLC has submitted an application to subdivide the property at 1555 Linner Road into four single-family residential lots. The application requires: (1) preliminary plat approval; (2) variances to reduce the lot width at the right of way for Lots 1, 2, 4; and (3) variance to reduce the lot width at setback on Lot 2.

Project No.: 16029.16a

Staff: Ashley Cauley

Ward/Council Member: 3—Brad Wiersum

Section: 4

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.