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## Planning Commission Agenda

March 23, 2017—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: March 2, 2017
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. Preliminary and final plats, with front yard setback variances, and waiving the McMansion Policy, for THE ENCLAVE AT REGAL OAK at 3639 Shady Oak Road and 3627 Regal Oak Lane.

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

- Recommendation to City Council (Tentative Date: April 10, 2017)
- 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 April 6, 2017 Planning Commission meeting:

Project Description: The applicant is currently proposing to construct dormers onto the north side of the existing home. While the additions would not increase the footprint of the home, a wetland setback variance is required.

Project No.: 17006.17a

Staff: Ashley Cauley

Ward/Council Member: 3—Brad Wiersum

Section: 22

Project Description: The applicant is proposing alterations to Hopkins High School athletic facilities at 2400 Lindbergh Drive. The applicant has proposed to convert three fields into synthetic turf, add light poles, construct new dugouts, and construct other structures. The applicant's proposal requires approval of a conditional use permit amendment.

Project No.: 96079.17a

Staff: Drew Ingvalson

Ward/Council Member: 2—Tony Wagner

Section: 12

Project Description: The city of Minnetonka is proposing recreational improvements on the Civic Center Campus, including construction of several trails and boardwalks and installation of lighting on an existing soccer field. The improvements require conditional use permits for: (1) recreational facilities in required wetland buffer; (2) utility poles greater than 60 feet in height.

Project No.: 02068.17a

Staff: Susan Thomas

Ward/Council Member: 3—Brad Wiersum

Section: 16

Project Description: The Cheesecake Factory Restaurants, Inc. is proposing to operate a Cheesecake Factory restaurant within Ridgedale Mall. The new tenant space, generally located in the southeast corner of the mall, between Sears and Nordstorm, requires approval of the following: (1) conditional use permit; (2) final site and building plans; and (3) sign plan amendment.

Project No.: 03046.17a

Staff: Susan Thomas

Ward/Council Member: 2—Tony Wagner

Section: 02

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Project Description: The applicant is proposing an addition to the existing home at 2425 Bantas Point Rd. The request requires an expansion permit.

Project No.: 05050.17a

Staff: Drew Ingvalson

Ward/Council Member: 3—Brad Wiersum

Section: 08

Project Description: The applicant is proposing to construct a monument sign at Shady Oak Beach. The sign contains a dynamic sign. The sign requires a variance to exceed 32 square feet in size with a dynamic sign exceeding 35% of the sign.

Project No.:89017.17a

Staff: Ashley Cauley

Ward/Council Member: 1—Bob Ellingson

Section: 26

## **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.