



Planning Commission Agenda

April 6, 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 23, 2017

5. Report from Staff

6. Report from Planning Commission Members

7. Public Hearings: Consent Agenda

- A. Wetland setback variance to allow dormer additions onto the existing home at 14016 Spring Lake Road.

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

- Final Decision Subject to Appeal
- Project Planner: Ashley Cauley

8. Public Hearings: Non-Consent Agenda Items

- A. Conditional use permits for recreational facility improvements on the Minnetonka Civic Center Campus at 14600 Minnetonka Boulevard.

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

- Recommendation to City Council (Tentative Date: April 24, 2017)
- Project Planner: Susan Thomas

Planning Commission Agenda

April 6, 2017

Page 2

- B. Amendment to an existing conditional use permit for recreational facility improvements at the Hopkins High School Campus at 2400 Lindbergh Drive.

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

- Recommendation to City Council (Tentative Date: April 24, 2017)
- Project Planner: Drew Ingvalson

- C. Items concerning The Cheesecake Factory at Ridgedale Center.

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

- Recommendation to City Council (Tentative Date: April 24, 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 20, 2017 Planning Commission meeting:

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

Project Description: The applicant is requesting an expansion permit and variances to construct a detached garage at 2425 Bantas Point Rd.

Project No.: 05050.17a

Staff: Drew Ingvalson

Ward/Council Member: 3—Brad Wiersum

Section: 8

Project Description: The property owner is proposing to change a portion of the front façade at Ridgedale Festival shopping center. As proposed, the height of the façade in the area of work would be increased from 28 feet to 37 feet. The proposal requires a major amendment to the existing master development plan.

Project No.: 88085.17a

Staff: Susan Thomas

Ward/Council Member: 3—Brad Wiersum

Section: 3

Project Description: The applicant is requesting site and building plan and conditional use permit approval to construct approximately 24,000 square feet of restaurant and entertainment space in 4 buildings located in the northwest parking area of Ridgedale Mall. The applicant's proposal requires approval of a conditional use permit, master development plan, and site and building plan review.

Project No.: 17004.17a

Staff: Loren Gordon

Ward/Council Member: 2—Tony Wagner

Section: 2

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.