



Planning Commission Agenda

April 20, 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: April 6, 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. Amendment to the existing Ridgedale Festival master development plan for façade changes.

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

- Recommendation to City Council (Tentative Date: May 1, 2017)
- Project Planner: Susan Thomas

- B. Items concerning Ridgedale Restaurants at 12415 Wayzata Blvd.

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

- Recommendation to City Council (Tentative Date: May 8, 2017)
- 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 May 4, 2017 Planning Commission meeting:

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: Verizon Wireless is proposing to erect a 180-ft stealth telecommunications tower adjacent to the city water tower at 4525 Williston Road. The proposal requires a conditional use permit.

Project No.: 05011.17a

Staff: Loren Gordon

Ward/Council Member: 4—Tim Bergstedt

Section: 21

Project Description: Alliant Engineering, on behalf of CSM Corporation, has submitted applications to redevelop the property at 2800 Jordan Avenue. As proposed, the single story building would be removed and the property line for 2800 and 2828 Jordan Avenue would be reconfigured in order to construct a new four-story, 78-unit apartment complex. The proposal requires approval of: (1) preliminary plat; (2) final plat; (3) amendment to the existing master development plan; (4) site and building plans; and (5) vacation of existing obsolete easements.

Project No.: 86157.17a

Staff: Ashley Cauley

Ward/Council Member: 2—Tony Wagner

Section: 12

Project Description: Michelle Nash is proposing to operate a residential care facility for eight adult residents in a newly constructed home at 5531 Eden Prairie Road. By state law care facilities serving six or fewer residents are permitted uses in all residential districts without any special zoning review or approval. In the city of Minnetonka, care facilities serving over six residents may be allowed by conditional use permit.

Project No.: 17007.17a

Staff: Susan Thomas

Ward/Council Member: 1—Bob Ellingson

Section: 33

Project Description: Lone Lake Park Trail. Rowland Investments LLC, in partnership with the city of Minnetonka, is proposing to construct trails, boardwalks, and a pedestrian bridge on The Chase apartment property within Lone Lake Park at 5709 Rowland Road and 5624 Shady Oak Road respectively.

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.