



Planning Commission Agenda

July 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: July 6, 2017

5. Report from Staff

6. Report from Planning Commission Members

7. Public Hearings: Consent Agenda

A. Front yard setback variance for a new home at 17300 County Road 101

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

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

B. Expansion permit for an addition to the existing home at 5017 Mayview Road

Recommendation: Adopt the resolution approving the expansion permit (5 votes)

- Final Decision Subject to Appeal
- Project Planner: Drew Ingvalson

C. Conditional use permit to allow accessory structures with an aggregate gross floor area of 1,455 square feet at 13330 North Street.

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

- Recommendation to City Council (Tentative Date: August 14, 2017)
- Project Planner: Ashley Cauley

8. Public Hearings: Non-Consent Agenda Items

- A. Preliminary and final plats, with lot area and front yard setback variance, and waiving the McMansion Policy, for GRENIER ROAD ADDITION at 5717 Eden Prairie Road

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

- Recommendation to City Council (Tentative Date: August 14, 2017)
- Project Planner: Susan Thomas

- B. Conditional use permit and site and building plan review for a storage building at Hopkins High School, 10901 Hillside Lane West

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

- Recommendation to City Council (Tentative Date: August 14, 2017)
- Project Planner: Drew Ingvalson

- C. Conditional use permit for a restaurant with outdoor seating area at Ridgedale Corner Shoppes, 1801/1805 Plymouth Road.

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

- Recommendation to City Council (Tentative Date: August 14, 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 August 10, 2017 Planning Commission meeting:

Project Description: Reaffirmation of previous approvals of a two-lot subdivision at 11806 Cedar Lake Road.

Project No.: 14005.17a

Staff: Susan Thomas

Ward/Council Member: 2—Tony Wagner

Section: 11

Project Description: The applicant is proposing to operate a full service sushi restaurant at 17420 Minnetonka Blvd. According to the application, the restaurant would also have beer and wine. The application requires a conditional use permit and a parking variance.

Project No.: 06027.17a

Staff: Ashley Cauley

Ward/Council Member: 3—Brad Wiersum

Section: 17

Project Description: The applicant has submitted an application to construct four-story, 110-unit senior care facility at 17710 and 17724 Old Excelsior Blvd.

Project No.: 16032.17a

Staff: Drew Ingvalson

Ward/Council Member: 4—Tim Bergstedt

Section: 30

Project Description: The property owners are proposing a significant remodel of the existing home at 2604 Crosby Road. The remodel includes an addition of a second floor over the existing main floor space. As the existing home has non-conforming setbacks from property lines, the proposed addition requires an expansion permit.

Project No.: 17015.17a

Staff: Susan Thomas

Ward/Council Member: 3—Brad Wiersum

Section: 08

Project Description: Andy Larson, on behalf of Midwest Motor Sports, is proposing to operate a marine sales business from the property at 17717 State Highway 7. As proposed, the existing office building would be removed and a new 11,200 sq ft commercial building would be constructed. The proposal requires approval of: (1) final site and building plans, with expansion permit to maintain existing, non-conforming setbacks; and (2) a conditional use permit to allow outdoor display of one boat.

Project No.: 91011.17a

Staff: Susan Thomas

Ward/Council Member: 4—Tim Bergstedt

Section: 30

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.