



Planning Commission Agenda

August 10, 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 20, 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. Expansion permit and shoreland setback variance for a second floor addition to the existing home at 2604 Crosby Road.

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

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

- B. Items concerning Midwest MasterCraft at 17717 State Highway 7.

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

- Recommendation to City Council (Tentative Date: August 28, 2017)
- Project Planner: Susan Thomas

C. Items concerning Mesaba Capital, at 17710 and 17724 Old Excelsior Boulevard:

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

- Recommendation to City Council (Tentative Date: August 28, 2017)
- Project Planner: Drew Ingvalson

9. Other Business

A. Concept plan review for Villa West at 16913 and 17101 State Highway 7.

Recommendation: Discussion only. No formal action required

- Recommendation to City Council (Tentative Date: August 28, 2017)
- Project Planner: Susan Thomas

10. 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 24, 2017 Planning Commission meeting:

Project Description: The property owners are proposing improvements to the existing home at 4316 Camelot Dr. To assist with their improvement plans, the property owners have submitted two variations for city consideration: Option A: Requires a variance to reduce the front yard setback from 35 feet to 32 feet for a three-stall garage and 2nd story addition. Option B: Requires a variances to reduce the side yard setback from 10 feet to 4 feet and the front yard setback from 35 feet to 32 feet for an oversized three car garage and 2nd story addition.

Project No.: 17016.17a

Staff: Ashley Cauley

Ward/Council Member: 3—Brad Wiersum

Section: 20

Project Description: The applicant is requesting a variance from the aggregate side yard and rear yard setbacks to build a second story addition within the existing footprint of a building at 3715 Huntingdon Drive.

Project No.: 05098.17a

Staff: Drew Ingvalson

Ward/Council Member: 1—Bob Ellingson

Section: 14

Project Description: Dashfire LLC is requesting a conditional use permit to operate a microdistillery in a tenant space previously occupied by Lucid Brewing at 6020 Culligan Way.

Project No.: 11016.17a

Staff: Susan Thomas

Ward/Council Member: 1—Bob Ellingson

Section: 34

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 is proposing to replace an existing, detached one-car garage with an attached two-car garage at 4714 Caribou Drive.

Project No.: 17017.17a

Staff: Drew Ingvalson

Ward/Council Member: 1—Bob Ellingson

Section: 27

Project Description: Ron Clark Construction is proposing a three-story, 49-unit apartment building on the property located at 4312 Shady Oak Road. The proposed apartment building would have underground parking, resident community room, exercise room, on-site manager's office and an outdoor play area. The building would have a mix of 1, 2 and 3 bedroom apartments with rents expected to be between \$800 and \$1200 per month. The proposal requires: (1) Comprehensive Plan amendment, (2) Rezoning, (3) Subdivision and (4) Site and Building Plan review.

Project No.: 17018.17a

Staff: Loren Gordon

Ward/Council Member: 1—Bob Ellingson

Section: 23

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.