



## Planning Commission Agenda

March 15, 2018—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 1, 2018**

**5. Report from Staff**

**6. Report from Planning Commission Members**

**7. Public Hearings: Consent Agenda**

- A. Aggregate side yard setback variance for a living space addition at 16119 Birch Lane.

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

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

**8. Public Hearings: Non-Consent Agenda Items**

- A. Conditional use permit and site and building plan review for a concession stand and bathrooms at Hopkins High School, 10901 Hillside Lane West.

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

- Recommendation to City Council (Tentative Date: April 2, 2018)
- Project Planner: Drew Ingvalson

- B. Conditional use permit for Creo Arts and Dance Academy at 15100 Minnetonka Industrial Road.

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

- Recommendation to City Council (Tentative Date: April 2, 2018)
- Project Planner: Ashley Cauley

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C. Conditional use permit for a microbrewery and taproom at 5959 Baker Road.

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

- Recommendation to City Council (Tentative Date: April 2, 2018)
- Project Planner: Susan Thomas

### **9. Other Business**

A. Concept plan review for Morrie's Ford at 13400 Wayzata Blvd. and 13205 Southridge Road.

Recommendation: Discuss concept plan with the applicant. No formal action required.

- Recommendation to City Council (Tentative Date: April 2, 2018)
- 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 April 12, 2018 Planning Commission meeting:

Project Description: Ridgedale Executive Apartments, LLC, is proposing to redevelop a portion of the existing property at 12501 Ridgedale Drive. As proposed, the existing, vacant restaurant building and associated parking lot would be removed and a new, five-story, 89-unit apartment building would be constructed. An existing office building and associated parking area on the western side of the property would remain. The proposal requires approval of rezoning, the master development plan and the final site and building plan.

Project No.: 96104.18a

Staff: Loren Gordon

Ward/Council Member: 2—Wagner

Section: 02

Project Description: The applicant is requesting preliminary plat approval for a three lot subdivision with variances at 15500 Minnetonka Blvd.

Project No.: 18004.18a

Staff: Drew Ingvalson

Ward/Council Member: Open Seat

Section: 16

### **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.