



Planning Commission Agenda

April 12, 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 15, 2018**
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**
 - A. Reaffirming an amendment to the sign plan for Minnetonka Corporate Center, 12800 and 12900 Whitewater Drive

Recommendation: Adopt the resolution approving the request (4 votes)
 - Final Decision Subject to Appeal
 - Project Planner: Drew Ingvalson
- 8. Public Hearings: Non-Consent Agenda Items**
 - A. Front and side yard setback variance for an addition to the existing home at 3021 Lake Shore Boulevard

Recommendation: Adopt the resolution approving the variances (5 votes)
 - Final Decision Subject to Appeal
 - Project Planner: Susan Thomas
 - B. Conditional use permit, with variances, for a daycare center at 14410 Brunsvold Road.

Recommendation: Recommend the city council approve the request (4 votes)
 - Recommendation to City Council (Tentative Date: April 30, 2018)
 - Project Planner: Susan Thomas

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- C. Site plan review to reconfigure the northern pick-up/drop-off area at Glen Lake Elementary at 4801 Woodridge Road

Recommendation: Adopt the resolution approving the site plan for Glen Lake Elementary at 4801 Woodridge Road. (4 votes)

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

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 26, 2018 Planning Commission meeting:

Project Description: Trammell Crow is proposing to redevelop a portion of the existing property at 12421 Ridgedale Drive. As proposed, portions of the existing parking lot would be removed and a new, six-story, 168-unit apartment building would be constructed. The project would also provide 1.31 acres of land for park purposes. The proposal requires approval of: (1) master development plan; (2) site and building plan; (3) variances; and (4) preliminary and final plats.

Project No.: 03046.18b

Staff: Loren Gordon

Ward/Council Member: 2—Wagner

Section: 02

Project Description: The applicant has submitted formal applications for redevelopment of the properties at 5740 and 5750 Shady Oak Road. As proposed, existing structures would be replaced by 15 homes. The homes would consist of three detached townhomes and twelve condominium units contained within three condo buildings. The proposal requires: (1) master development plan, and (2) preliminary plat.

Project No.: 09002.18b

Staff: Susan Thomas

Ward/Council Member: 1—Ellingson

Section: 35

Project Description: Chabad Center for Jewish Life submitted a formal application for a conditional use permit to construct a religious facility on the properties at 2333 and 2339 Hopkins Crossroad and 11170 Mill Run. As proposed, the existing home at the Mill Run address would remain occupied as a single-family home. The structures at 2333 and 2339 Hopkins Crossroad would be replaced by a two-story, 15,000 square foot building. The proposal requires: (1) conditional use permit, and (2) site and building plan approval.

Project No.: 18003.18b

Staff: Susan Thomas

Ward/Council Member: 2—Wagner

Section: 12

Project Description: Alder Graduate School submitted a formal application to locate a graduate school at 10225 Yellow Circle Dr. As proposed, the exterior of the existing structure would remain unchanged, and interior changes would occur to accommodate the graduate school. The proposal requires (1) conditional use permit approval.

Project No.: 18009.18a

Staff: Drew Ingvalson

Ward/Council Member: 1—Ellingson

Section: 36

Project Description: The applicant is requesting preliminary plat approval for a three lot subdivision with variances, at 15500 Minnetonka Blvd. The proposal requires a (1) preliminary and final plat, with variances.

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.