



Planning Commission Agenda

May 10, 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: April 26, 2018

5. Report from Staff

6. Report from Planning Commission Members

7. Public Hearings: Consent Agenda

A. Interim use permit for temporary sale of fireworks at Westwind Plaza.

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

- Recommendation to City Council (Tentative Date: June 4, 2018)
- Project Planner: Susan Thomas

8. Public Hearings: Non-Consent Agenda Items

A. Variances to allow construction of a porch and attached garage at 5053 Woodland Road.

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

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

B. Items concerning LEGACY OAKS.

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

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

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- C. A conditional use permit, with parking variance, for Wellhaven Pet Health at 1700 Plymouth Road.

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

- Recommendation to City Council (Tentative Date: June 4, 2018)
- 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 May 24, 2018 planning commission meeting:

Project Description: The property owner is proposing to convert the lower level of the existing home at 2920 Ellsworth Ln into an accessory apartment. This proposal requires approval of: (1) a conditional use permit.

Project No.: 18014.18a

Staff: Susan Thomas

Ward/Council Member: 2—Wagner

Section: 15

Project Description: Dominion is proposing to redevelop the property at 11001 Bren Road E. As proposed, the existing building would be removed and three new apartment buildings would be constructed. In total, the new buildings would contain a total of 482 senior and general occupancy apartments. The proposal requires approval of: (1) a rezoning; (2) a master development plan; and (3) final site and building plans.

Project No.: 86009.17a

Staff: Susan Thomas

Ward/Council Member: 1—Ellingson

Section: 36

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, four-story, 77-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: (1) rezoning; (2) master development plan; and (3) final site and building plan.

Project No.: 96104.18a

Staff: Loren Gordon

Ward/Council Member: 2—Wagner

Section: 02

Project Description: The property owner is proposing to construct a three-season porch on the east side of the existing home at 16485 Creekside Cir. As the porch would maintain the home's existing non-conforming setback of 35 feet, an expansion permit is required.

Project No.: 18011.18a

Staff: Drew Ingvalson

Ward/Council Member: 4—Bergstedt

Section: 32

Project Description: The property owners are proposing to remove an existing detached building at 4024 Co Rd 101 and build a new garage/home office building. The proposal requires approval of: (1) a conditional use permit.

Project No.: 08018.18a

Staff: Susan Thomas

Ward/Council Member: 3—Happe

Section: 19

Project Description: The applicant is requesting a variance and expansion permit for home additions at 16912 Grays Bay Blvd.

Project No.: 18013.18a

Staff: Drew Ingvalson

Ward/Council Member: 3—Happe

Section: 17

Project Description: The applicant is requesting an expansion permit for an addition that does not meet the aggregate side yard setback at 10107 Lakeview Dr W.

Project No.: 18015.18a

Staff: Drew Ingvalson

Ward/Council Member: 2—Wagner

Section: 01

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.