



Planning Commission Agenda

June 14, 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: May 24, 2018**
5. **Report from Staff**
6. **Report from Planning Commission Members**
7. **Public Hearings: Consent Agenda**
 - A. Approval of an expansion permit and variance to construct a new single-family home at 5718 Eden Prairie Road.

Recommendation: Adopt the resolution approving the requested expansion permit and variance (5 votes)
 - Final Decision Subject to Appeal
 - Project Planner: Drew Ingvalson
 - B. Variance to construct a garage addition at 3707 Elmwood Place.

Recommendation: Adopt the resolution approving the variance (5 votes)
 - Final Decision Subject to Appeal
 - Project Planner: Drew Ingvalson
 - C. Front yard setback variance for a porch addition at 11606 Minnetonka Mills Road

Recommendation: Adopt the resolution approving the variance (5 votes)
 - Final Decision Subject to Appeal
 - Project Planner: Susan Thomas

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- D. Resolution approving front yard setback variances for construction of a new home at 3105 Shores Boulevard.

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

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

8. Public Hearings: Non-Consent Agenda Items

- A. Resolution approving property line and wetland setback variances, and a wetland buffer width variance, at 2071 Austrian Pine Lane.

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

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

- B. Site and building plan review for additions to the existing auto dealership building at 13400 Wayzata Blvd.

Recommendation: Adopt the resolution approving the final site and building plans (5 votes)

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

- C. Items concerning Ridgedale Executive Apartments located at 12501 Ridgedale Drive.

Recommendation: Recommend the city council deny the requests (4 votes)

- Recommendation to City Council (Tentative Date: July 9, 2018)
- Project Planner: Loren Gordon

9. Other Business

- A. Concept Plan review for Hennepin County Medical Examiner's Office at 14300 Co. Rd. 62.

Recommendation: Discussion only. No formal action required.

- Recommendation to City Council (Tentative Date: July 9, 2018)
- Project Planner: Loren Gordon

10. Adjournment

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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 June 28, 2018 planning commission meeting:

Project Description: The applicant is proposing to redevelop the existing properties a 5517 and 5525 Eden Prairie Road. Existing structures would be removed and five new villa-style homes would be constructed. The proposal requires approval of: (1) rezoning; (2) site and building plans; and (3) preliminary and final plats.

Project No.: 17027.18a

Staff: Susan Thomas

Ward/Council Member: 1—Ellingson

Section: 33

Project Description: The applicant is proposing to add a 970 square foot addition onto an existing building to expand a medical clinic at 10653 Wayzata Boulevard. The proposal requires approval of: (1) parking variance and (2) conditional use permit amendment.

Project No.: 98054.18a

Staff: Drew Ingvalson

Ward/Council Member: 2—Wagner

Section: 01

Project Description: The applicant is proposing to add two additional parking levels onto an existing five level parking structure at 12700 Whitewater Drive. The proposal requires approval of: (1) Site and Building Plan Review and (2) Master Development Plan.

Project No.: 96007.18a

Staff: Drew Ingvalson

Ward/Council Member: 1—Ellingson

Section: 34

Project Description: Minnetonka ISD #276 is proposing to convert the existing office building at 18707 Old Excelsior Boulevard into classrooms for its Vantage (Advanced Professional Studies) program. The proposal requires a conditional use permit for an educational facility. The proposal requires approval of: (1) a conditional use permit.

Project No.: 18019.18a

Staff: Susan Thomas

Ward/Council Member: 3—Happe

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.