

**Minnetonka Planning Commission
Minutes**

July 19, 2018

1. Call to Order

Acting Chair Schack called the meeting to order at 6:30 p.m.

2. Roll Call

Commissioners Knight, Powers, Sewall, Hanson and Schack were present. Kirk was absent.

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, Planner Drew Ingvalson, and Natural Resource Manager Jo Colleran.

3. Approval of Agenda: The agenda was approved as submitted.

4. Approval of Minutes: June 28, 2018

Knight moved, second by Sewall, to approve the June 28, 2018 meeting minutes as submitted.

Knight, Powers, Sewall, Hanson, and Schack voted yes. Kirk was absent. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of July 9, 2018:

- Adopted a resolution approving a 12-month extension for Oakhaven Acres Addition.
- Adopted a resolution approving a conditional use permit for the Advantage Program for the Minnetonka School District.
- Adopted a resolution approving an ordinance and resolution approving items for a proposed parking ramp addition at 12700 Whitewater Drive.
- Adopted a resolution approving items to expand an existing medical clinic at 10653 Wayzata Blvd.
- Adopted a resolution denying a conditional use permit for a religious institution at 2333 and 2339 Hopkins Crossroad and 11170 Mill Run.
- Adopted a resolution approving items for Ridgedale Executive Apartment located at 12501 Ridgedale Drive.

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda

No items were removed from the consent agenda for discussion or separate action.

Sewall moved, second by Hanson, to approve the items listed on the consent agenda as recommended in the respective staff reports as follows:

- A. Resolution approving an expansion permit for the construction of an addition on the east side of the existing house at 3713 Elmwood Place.**

Adopt the resolution approving an expansion permit for construction of an addition at 3713 Elmwood Place.

- B. Expansion permit for an addition at the existing house at 206 Townes Lane.**

Adopt the resolution approving an expansion permit for an addition to the existing house at 206 Townes Lane.

Knight, Powers, Sewall, Hanson, and Schack voted yes. Kirk was absent. Motion carried and the items on the consent agenda were approved as submitted.

8. Public Hearings

- A. Multiple variances to construct an attached garage addition at 5068 Belwood Lane.**

Acting Chair Schack introduced the proposal and called for the staff report.

Ingvalson reported. He recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Paul Swanson, 5068 Belwood Lane, applicant, stated that he agreed with staff's report. The chimney on the side of the house would be located inside the garage.

The public hearing was opened. No testimony was submitted and the hearing was closed.

Hanson liked that the plan minimized increasing the size of the footprint.

Powers agreed. He noted that no complaint was received from neighbors.

Powers moved, second by Hanson, to adopt the resolution approving the variances to construct an attached garage addition to the single-family home at 5068 Belwood Lane.

Knight, Powers, Sewall, Hanson, and Schack voted yes. Kirk was absent. Motion carried.

Acting Chair Schack stated that an appeal of the planning commission's decision must be made in writing to the planning division within 10 days.

B. Conditional use permit for an accessory apartment at 2201 Hillside Circle.

Acting Chair Schack introduced the proposal and called for the staff report.

Thomas reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

In response to Acting Chair Schack's question, Thomas explained that the conditional use permit is tied to the property, not the owner. A non-relative would also be allowed to occupy the accessory apartment.

In response to Hanson's question, Thomas explained that the proposal's encroachment into the setback would be caused by the apartment instead of the proposed garage addition. The character of the neighborhood also plays a role in determining if a variance would meet setback variance standards.

Acting Chair Schack confirmed with Colleran that one silver maple tree would be removed.

John Anderson, architect representing the applicant, stated that the report was put together well. He was available for questions.

Powers asked if the shed would remain. Mr. Anderson believed that it would remain.

The public hearing was opened. No testimony was submitted and the hearing was closed.

Powers visited the site and thought the proposal would fit well in the neighborhood. It would be visually appealing. He liked the photographic evidence provided. He supports the proposal.

Knight has visited the house a number of times. He spoke to the former owners who are very happy that the new owners want to build an addition to the house.

Acting Chair Schack felt similar proposals would become more common and would help improve the housing balance the city. She liked the design.

Knight moved, second by Powers, to recommend that the city council adopt the resolution approving a conditional use permit for an accessory apartment at 2201 Hillside Circle.

Knight, Powers, Sewall, Hanson, and Schack voted yes. Kirk was absent. Motion carried.

This item is tentatively scheduled to be reviewed at the city council meeting on August 6, 2018.

9. Adjournment

Knight moved, second by Hanson, to adjourn the meeting at 7 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary