



**Planning Commission Agenda**

**August 2, 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: July 19, 2018**

**5. Report from Staff**

**6. Report from Planning Commission Members**

**7. Public Hearings: Consent Agenda**

No items

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

A. Amendment to the Crest Ridge Corporate Center sign plan for Orchards of Minnetonka at 10955 Wayzata Boulevard.

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

- Final Decision Subject to Appeal
- Project Planner: Ashley Cauley

B. Variance and expansion permit to construct a single-family home at 5500 Mayview Road.

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

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

**9. Other Business**

- A. Concept plan review for City of Minnetonka Police and Fire Facility Project at 14500 and 14550 Minnetonka Blvd.

Recommendation: Discussion only. No formal action required.

- Recommendation to City Council (Tentative Date: August 27, 2018)
- Project Planner: Susan Thomas/Loren Gordon

**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 August 16, 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 plans.

Project No.: 17027.18a

Staff: Susan Thomas

Ward/Council Member: 1—Ellingson

Section: 33

Project Description: Metro Adult Care is proposing to open an adult day care facility within the existing tenant space at 11581 K-Tel Drive. The proposal requires approval of: (1) conditional use permit.

Project No.: 18025.18a

Staff: Ashley Cauley

Ward/Council Member: 1—Ellingson

Section: 26

Project Description: Ryan Companies is proposing to construct a 2-story parking ramp on the north side of the property at 12501 Whitewater Drive. The proposal requires: (1) an amendment to the existing master development plan; and (2) approval of final site and building plans.

Project No.: 18026.18a

Staff: Susan Thomas

Ward/Council Member: 1—Ellingson

Section: 34

Project Description: The property owner is proposing to construct a 24' x 24' detached garage on the property at 5509 Co Rd 101. The garage requires a variance to reduce the front yard setback for an accessory structure from 50-feet to 34-feet.

Project No.: 18028.18a

Staff: Ashley Cauley

Ward/Council Member: 4—Bergstedt

Section: 31

Project Description: The property owners are proposing to remove an existing, single-stall, detached garage and replace it with a new, two-stall, detached garage at 3500 Meadow Ln. The new garage would maintain the non-conforming setbacks of the existing garage. The proposal requires an expansion permit.

Project No.: 18027.18a

Staff: Susan Thomas

Ward/Council Member: 2—Open Seat

Section: 17

Project Description: Concept plan for a three-story, 60-unit market rate apartment building, at 14317 Excelsior Blvd.

Project No.: 96077.18a

Staff: Susan Thomas

Ward/Council Member: 1—Ellingson

Section: 27

## **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.