



Planning Commission Agenda

August 16, 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: August 2, 2018**
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**
 - A. Conditional use permit for an adult day care facility within an existing tenant space at 11581 K-Tel Drive.

Recommendation: Adopt the resolution approving the request (5 votes)
 - Final Decision Subject to Appeal
 - Project Planner: Ashley Cauley
- 8. Public Hearings: Non-Consent Agenda Items**
 - A. Resolution approving an expansion permit for construction of detached garage at 3500 Meadow Lane.

Recommendation: Adopt the resolution approving the request (5 votes)
 - Final Decision Subject to Appeal
 - Project Planner: Susan Thomas
 - B. Front yard setback variance to construct a detached garage at 5509 Co Rd 101.

Recommendation: Adopt the resolution approving the request (5 votes)
 - Final Decision Subject to Appeal
 - Project Planner: Ashley Cauley

- C. Items concerning a two-phase parking ramp at 12501 Whitewater Drive.

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

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

9. Other Business

- A. Concept Plan for redevelopment of the property at 14317 Excelsior Blvd.
Recommendation: Discuss concept plan with the applicant. No formal action required.

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

- B. Concept Plan for Marsh Run Redevelopment at 11650 and 11706 Wayzata Blvd.

Recommendation: Discuss concept plan with the applicant. No formal action required.

- Recommendation to City Council (Tentative Date: August 27, 2018)
- Project Planner: Ashley Cauley

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 September 6, 2018 planning commission meeting:

Project Description: Newport Midwest, LLC is proposing to redevelop the properties at 10400, 10500, and 10550 Bren Road E. As proposed, the existing buildings would be removed and a new apartment building would be constructed. The new building would contain a total of 249 apartments, 55 of which would be considered affordable. The proposal requires approval of: (1) a rezoning; (2) a master development plan; and (3) final site and building plans.

Project No.: 18021.18a

Staff: Susan Thomas

Ward/Council Member: 1—Ellingson

Section: 36

Project Description: McDonald's USA, LLC is proposing to make site, façade and interior improvements to the existing building at 4637 Shady Oak Road. An expansion permit is required to increase the height of the existing building within the required setback. No changes to the building footprint are proposed at this time.

Project No.: 05082.18a

Staff: Ashley Cauley

Ward/Council Member: 1—Ellingson

Section: 26

Project Description: Delsur, LLC is proposing to operate a sit down restaurant at 14725 Excelsior Blvd. The proposal requires approval of a conditional use permit.

Project No.: 91043.18b

Staff: Susan Thomas

Ward/Council Member: 1—Ellingson

Section: 33

Project Description: Concept plan review for redevelopment of the the Wells Fargo site at 1809 Plymouth Road.

Project No.: TBD

Staff: Ashley Cauley

Ward/Council Member: 2—Schack

Section: 03

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.