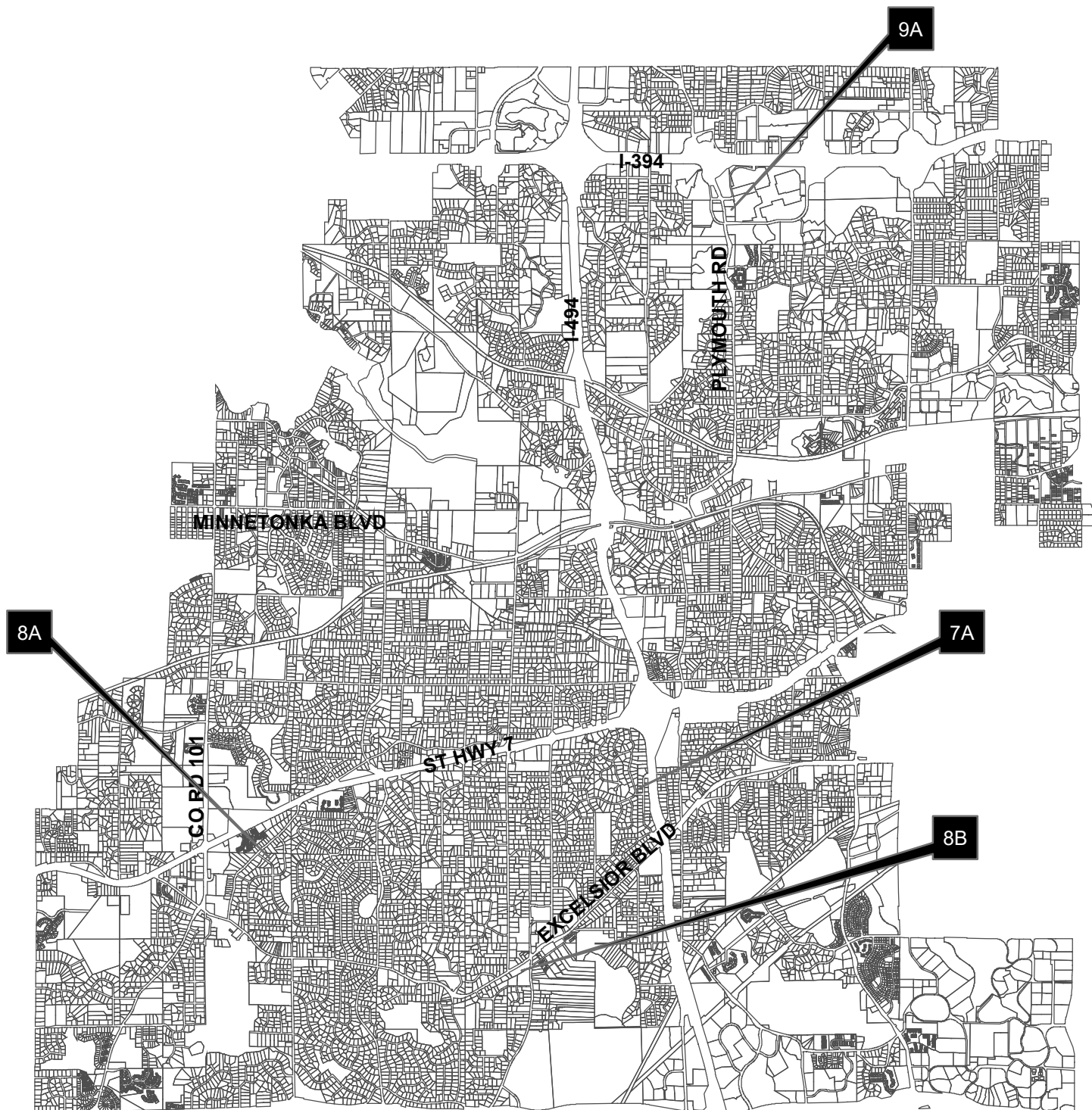




CITY OF
MINNETONKA

**CITY OF MINNETONKA
PLANNING COMMISSION
SEPTEMBER 6, 2018**

14600 Minnetonka Blvd. • Minnetonka, MN 55345
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Planning Commission Agenda

September 6, 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 16, 2018

5. Report from Staff

6. Report from Planning Commission Members

7. Public Hearings: Consent Agenda

- A. Resolution approving an aggregate side yard setback variance for a garage and living space addition at 4660 Caribou Dr.

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

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

8. Public Hearings: Non-Consent Agenda Items

- A. Resolution denying a variance and approving an expansion permit to construct a garage addition to at 5039 Clear Spring Dr.

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

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

- B. Resolution approving a conditional use permit, with variances, for a restaurant at 14725 Excelsior Blvd.

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

- Recommendation to City Council (Tentative Date: September 17, 2018)
- Project Planner: Ashley Cauley

Other Business

C. Concept Plan for redevelopment of the property at 1809 Plymouth Rd.

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

- Forward to City Council (Tentative Date: September 17, 2018)
- Project Planner: Susan Thomas

9. Adjournment

Notices

1. Please call the planning division at (952) 939-8290 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: 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
Ward/Council Member: 1, Ellingson

Staff: Ashley Cauley
Section: 26

Project Description: Quest Development is proposing to redevelop the existing properties a 5517 and 5525 Eden Prairie Road. As proposed five new lots would be created and five villa-style homes would be constructed. The proposal requires approval of: (1) rezoning; and (2) preliminary and final plats.

Project No.: 17027.18a
Ward/Council Member: 1, Ellingson

Staff: Susan Thomas
Section: 33

Project Description: LDK Builders, Inc. is proposing to divide the existing lot at 14916 Highwood Drive into two lots meeting all minimum ordinance standards. The existing home would be removed and two new homes would be constructed. The proposal requires approval of preliminary plat.

Project No.: 18030.18a
Ward/Council Member: 3, Happe

Staff: Susan Thomas
Section: 21

Project Description: City staff is proposing an ordinance amending city code as it pertains to signs.

Project No.: n/a
Ward/Council Member: City-wide

Staff: Drew Ingvalson
Section: City-wide

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.