

**Minnetonka Planning Commission
Minutes**

Aug. 15, 2019

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas and Water Resources Engineer Sarah Schweiger.

3. Approval of Agenda

Powers moved, second by Hanson, to approve the agenda as submitted with an additional comment provided in the change memo dated Aug. 15, 2019.

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

4. Approval of Minutes: Aug. 1, 2019

Luke moved, second by Powers, to approve the Aug. 1, 2019 meeting minutes as submitted.

Powers, Hanson, Henry, Knight, Luke, and Sewall 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 Aug. 5, 2019:

- Adopted a resolution approving items for a new single-family residence at 11405 Timberline Road.
- Adopted a resolution approving a conditional use permit for a fitness facility on Minnetonka Industrial Road.
- Adopted a resolution approving the final plat for Highcroft Meadows on Orchard Road.
- Held a public hearing and granted a house moving permit to relocate a structure from 2333 Hopkins Crossroads to Hillside Lane.
- Adopted a resolution denying the application for items concerning The Kinsel at Glen Lake at 14317 Excelsior Blvd.

- Adopted a resolution approving a variance and floodplain alteration setback for construction of a new house at 17028 Grays Bay Blvd.
- Adopted a resolution reaffirming the planning commission's denial of a sign plan amendment for Ridgedale Center for a sign for Cycle Bar.

There will be a tour Aug. 22, 2019 for planning and economic development authority commissioners. Please meet at the iFly at Ridgedale Center at 6 p.m. Dinner will be provided.

The next planning commission meeting is scheduled for Sept. 5, 2019

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Luke moved, second by Powers, to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Conditional use permit and expansion permit for an accessory structure at 16913 Hwy 7.

Recommend that the city council adopt the resolution approving a conditional use permit and an expansion permit for an accessory structure at 16913 Hwy 7.

Powers, Sewall, Hanson, Henry, Knight, Luke, and Kirk voted yes. Motion carried and the item on the consent agenda was approved as submitted.

8. Public Hearings

A. Conditional use permit for a dental clinic at 11300 Wayzata Blvd.

Acting Chair Sewall 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.

Brad Kittelson, with CSM West Ridge, introduced himself and Michelle Perpich, representing Pacific Dental, applicant. Mr. Kittelson explained that the doors left of the "x"ed out space on the plan is the garbage collection area for the building and the right hand side is the mechanical room. There is a hallway below that area, so it is not a leased space. Mr. Kittelson stated that Thomas' report was thorough. Dental staff would arrive prior to 7 a.m. There would be plenty of parking for patients and staff. This would be a good use for the premier space. The owner of the shopping center supports the proposal.

Ms. Perpich stated that Thomas did an amazing job summarizing the services that Pacific Dental provides for numerous dentists.

Knight confirmed with Ms. Perpich that dental records are required to be owned by a dentist. She explained the legal structures.

Powers felt that the proposal would be a good use of the space.

Henry asked for the timeline. Ms. Perpich expected Pacific Dental to be operational in the new space by the first quarter of 2020.

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

Luke agreed that the proposal would be a good use for the space. The anticipated peak times and volume of traffic would benefit the area.

Powers noted that the space is a large, prime space. It would be fortunate for the use to be located there.

Hanson liked healthcare uses being visible in the city to support a healthy lifestyle.

Henry liked the diversity of the use which would not put as great of a demand on the parking and have peak traffic times different from surrounding uses.

Acting Chair Sewall supports staff's recommendation. The proposal is straight forward. It would be a welcome addition to the area.

Hanson moved, second by Knight, to recommend that the city council adopt the resolution approving a conditional use permit for a dental clinic at 11300 Wayzata Blvd.

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

Acting Chair Sewall stated that this item is tentatively scheduled to be reviewed by the city council at its meeting on Aug. 26, 2019.

9. Adjourment

Knight moved, second by Powers, to adjourn the meeting at 6:54 p.m. Motion carried unanimously.

By:

Lois T. Mason
Planning Secretary