Planning Commission Agenda

June 11, 2015—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: May 7, 2015

5. Report from Staff

6. Report from Planning Commission Members

7. Presentation
   A. NEMO (Nonpoint source pollution Education for Municipal Officials)
      Recommendation: No formal action required.

8. Public Hearings: Consent Agenda
   A. Amendment to the sign plan for 12800 Whitewater Drive
      Recommendation: Adopt the resolution approving the request (5 votes)
      • Final Decision Subject to Appeal
      • Project Planner: Ashley Cauley

   B. Seven Hi sign plan amendment
      Recommendation: Adopt the resolution repealing and replacing the existing sign plan (5 votes)
      • Final Decision Subject to Appeal
      • Project Planner: Susan Thomas
C. Conditional use permit for CrossFit Gym at 2806 Hedberg Drive

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

   • Recommendation to City Council (Tentative Date: June 22, 2015)
   • Project Planner: Jeff Thomson

9. Public Hearings: Non-Consent Agenda Items

A. Items concerning 4124 Skyview Road.

   Recommendation: Adopt the resolution approving the variances and expansion permit (5 votes)

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

B. Conditional use permit for a school in an industrial district at 11111 Bren Road West

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

   • Recommendation to City Council (Tentative Date: June 22, 2015)
   • Project Planner: Ashley Cauley

10. Other Business

A. Concept plan review for Pagel Activity Center, 18313 State Highway 7.

   Recommendation: Discuss concept plan and provide feedback. No formal action required.

   • City Council (Tentative Date: June 22, 2015)
   • Project Planner: Jeff Thomson
11. 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 scheduled for the June 25, 2015 Planning Commission meeting:

   Project Description: Kona Grill has submitted an application for a conditional use permit for a restaurant at Ridgedale, 12401 Wayzata Blvd.
   Project No.: 03046.15a       Staff: Jeff Thomson
   Ward/Council Member:  2-Tony Wagner       Section: 2

   Project Description: Lakewest Development Company, LLC is proposing to subdivide seven existing properties into twelve single-family residential lots. Seven of the new properties would be accessed via a new cul-de-sac to be constructed north of Tracy Lynn Terrace. These lots would range in size from 15,000 sq. ft. to 27,000 sq. ft. Five lots would be accessed off of Spring Lane. These lots would range in size from 22,000 sq. ft. to 32,500 sq. ft. The proposal requires approval of a preliminary plat and vacation of existing, excess right-of-way.
   Project No.: 14002.15a       Staff: Susan Thomas
   Ward/Council Member:  4- Tim Bergstedt       Section: 30

   Project Description: The applicant is proposing to remove the existing home at 12601 Ridgemount Ave W and divide the property into two single-family residential lots. The two properties would have access onto Ridgemount Avenue W and would require lot width at setback variances. By ordinance, the minimum lot width at the building setback line is 110 feet. The applicant is requesting variances to reduce the lot width at the setback line from 110 feet to 87.5 feet
   Project No.: 15013.15a       Staff: Ashley Cauley
   Ward/Council Member:  3-Brad Wiersum       Section: 2

   Project Description: Michael & Helen Mason are proposing to construct additions onto the existing garage at 3211 Chase Drive. The additions would include a staircase between the existing home and garage and an addition to widen the garage to the south. The additions require a side yard setback variance. The property owners are also requesting a conditional use permit for an accessory apartment above the garage.
   Project No.: 15009.15a       Staff: Ashley Cauley
   Ward/Council Member:  2-Tony Wagner       Section: 15

   Project Description: The applicant has submitted an application for a preliminary plat and variance at 15700 Highwood Dr. (Buckman Addition)
   Project No.: 15019.15a       Staff: Susan Thomas
   Ward/Council Member:  3 Brad Wiersum       Section: 21
Project Description: The applicant has submitted an application for a preliminary plat at 13929 Spring Lake Rd (Oakhaven Acres 2nd Addition).

Project No.: 15018.15a  Staff: Jeff Thomson
Ward/Council Member: 3-Brad Wiersum  Section: 22

Project Description: Ordinance amendment regarding accessory structure.

Project No.: NA  Staff: NA
Ward/Council Member: NA  Section: NA
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.