Planning Commission Agenda
November 5, 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: October 15, 2015
5. Report from Staff
6. Report from Planning Commission Members
7. Public Hearings: Consent Agenda
   A. A conditional use permit for an accessory apartment at 3514 Sunrise Drive West.
      Recommendation: Recommend the city council approve the request (4 votes)
      • Recommendation to City Council (Tentative Date: November 23, 2015)
      • Project Planner: Ashley Cauley
8. Public Hearings: Non-Consent Agenda Items
   A. Items concerning Dunn Brothers Coffee at 14525 State Highway 7.
      Recommendation: Recommend the city council approve the request (4 votes)
      • Recommendation to City Council (Tentative Date: November 23, 2015)
      • Project Planner: Susan Thomas
B. Conditional use permit and site and building plan review for the expansion of the Pagel Activity Center for a second hockey rink with ancillary training, locker, and storage rooms.

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

- Recommendation to City Council (Tentative Date: November 23, 2015)
- Project Planner: Rita Trapp

9. Other Business:

A. Concept Plan for Highview Villas, a residential development of properties at 4301 Highview Place and an adjacent, unaddressed parcel.

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

- Recommendation to City Council (Tentative Date: November 23, 2015)
- Project Planner: Ashley Cauley

B. Concept Plan for redevelopment of the TCF Bank property at 1801 Plymouth Road.

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

- Recommendation to City Council (Tentative Date: November 23, 2015)
- Project Planner: Ashley Cauley
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 November 19, 2015 Planning Commission meeting:

   Project Description: Buhl Investors Minnetonka I LLC is proposing to develop the existing property at 6030 Clearwater Drive into a five-story, 102-unit hotel on the west side of the site and a two-story daycare building on the east side. The proposal requires: (1) a major amendment to the existing Minnetonka Corporate Center master development plan; (2) preliminary plat; (3) conditional use permit for the proposed hotel; (4) final site and building plans for the hotel; and (5) a sign plan.
   Project No.: 15033.15a        Staff: Susan Thomas
   Ward/Council Member: 1—Bob Ellingson    Section: 35

   Project Description: In 1989, the city approved a conditional use permit for two accessory structures in excess of 1,000 square feet on the property at 3707 Farmington Road. The current property owner is proposing to construct an unenclosed roof structure to connect the two existing accessory structures. The proposal requires a conditional use permit to exceed the previously approved gross floor area for accessory structures.
   Project No.: 89085.15a        Staff: Ashley Cauley
   Ward/Council Member: 1—Bob Ellingson    Section: 15

   Project Description: Immaculate Heart of Mary is requesting a conditional use permit to operate a licensed daycare at 13505 Excelsior Boulevard.
   Project No.: TBD        Staff: Ashley Cauley
   Ward/Council Member: 1—Bob 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.