



PLANNING COMMISSION AGENDA

July 17, 2003—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:** July 3, 2003
5. **Report from Staff**
6. **Report from Planning Commission Members**
7. **Public Hearings: Consent Agenda**

City staff has placed items that they consider routine on the consent agenda. The Planning Commission will hold one public hearing and then approve all such items with one motion. Before voting on the consent agenda, the chair will open the hearing, announce each item and ask if anyone wishes to have a separate discussion or vote on that item. If so, that person should raise their hand. The Commission will then remove that item from the consent agenda and hold a separate hearing on it after voting on the consent agenda items. The chair may allow informational questions without removing an item from the consent agenda. Items approved under the consent agenda are approved subject to the staff recommendations.

- (5 Votes) A. Resolution approving the following variances to build a new home at 2809 McKenzie Point Road for Hans Hagen (00046.03a):
1. south side yard setback variance from 7 feet to 4 feet for the wall;
 2. north side yard setback variance from 7 feet to 3 feet for the wall;
 3. south side yard setback variance from 7 feet to 2.5 feet for the overhang;
 4. north side yard setback variance from 7 feet to 1.5 feet for the overhang; and
 5. hard surface coverage variance from 30% from 42%.
 - Final Decision Subject to Appeal
 - Project Planner: Curt Gutoske, Consultant
- (4 Votes) B. Items concerning the Meadow Park public trail and recreational facilities at 2725 Oakland Road for Brauer & Associates, Ltd (03026.03a):
1. resolution approving a conditional use permit for recreational facilities in a wetland buffer area; and
 2. site plan review.
 - Recommendation to City Council (Tentative Date: August 11, 2003)
 - Project Planner: Susan Thomas
- (4 Votes) C. Items concerning an office building at 17710 Old Excelsior Boulevard for Pandora Holdings (03028.03a):
1. ordinance rezoning from R-1, low density residential, to B-1, office; and a
 2. final site and building plan review.
 - Recommendation to City Council (Tentative Date: August 11, 2003)
 - Project Planner: Susan Thomas
- (4 Votes) D. Items concerning the reconfiguration of property lines at 3822 Hopkins Crossroad and 11208 Minnetonka Mills Road for the City of Minnetonka (03031.03a):
1. preliminary plat; and a
 2. resolution vacating a public right-of-way easement.
 - Recommendation to City Council (Tentative Date: August 11, 2003)
 - Project Planner: Susan Thomas

8. Public Hearings: Non-Consent Agenda Items

- (4 Votes) A. Items concerning the Austrian Pine plat at 2016 and 2020 Dwight Lane for Michael Barry (98043.03a):
1. vacation of a public road easement; and a
 2. preliminary plat for six lots, with a lot-width-at-right-of-way variance.
 - Recommendation to City Council (Tentative Date: August 11, 2003)
 - Project Planner: Susan Thomas
- (4 Votes) B. Items concerning the Meadowwoods development at 18300 Ridgewood Road for Nedegaard Custom Homes, represented by Roger Humphrey, agent (90019.03a):
1. resolution changing the guide plan from open space to low-density residential;
 2. ordinance rezoning from R-1, low density residential, to PUD planned unit development, and approving a master development plan, with final site and building plans, including variances for rear and wetland setbacks for all lots;
 3. ordinance changing wetland overlay district boundaries;
 4. wetland alteration permit;
 5. Wetland Conservation Act replacement plan; and a
 6. Preliminary plat, with lot width at the setback variances for eight lots and, lot area variances for further subdivision of Lot 6 Block 3.
 - Recommendation to City Council (Tentative Date: August 11, 2003)
 - Project Planner: Cary Teague

9. Adjournment

Notices

1. Please call the Planning Department at (952) 939-8298 to confirm meeting dates as they are tentative and subject to change.

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. 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.
8. The Commission will then discuss the proposal. No further public comments are allowed.
9. The Commission will then make its recommendation or decision.
10. 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.