



PLANNING COMMISSION AGENDA

DECEMBER 4, 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:** November 20, 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.

(4 Votes) A. Sign plan review for The Maytag Store in West Ridge Market at 11300 Wayzata Boulevard for The Maytag Store (03073.03a)

- Final Decision Subject to Appeal
- Project Planner: (Cary Teague)

- (4 Votes) B. Approval of a twelve-month extension of a front yard setback variance from 20 to 18 feet and a rear yard setback variance from 12 to 3 feet for a garage addition at 9722 Minnetonka Boulevard for Cliff and Carla Lambert (02010.02a)
- Final Decision Subject to Appeal
 - Project Planner: Geoff Olson
- (5 Votes) C. Minor amendment to the Willoughby master development plan and final site and building plan review at 407-519 Willoughby Way West for REC Inc. (98057.03a)
- Final Decision Subject to Appeal
 - Project Planner: Susan Thomas
- (5 Votes) D. Floodplain setback variance from 35 feet to 14 feet for additions to the home at 5767 Vine Hill Road for Rob and Patti Juntunen (03080.03a)
- Final Decision Subject to Appeal
 - Project Planner: Susan Thomas

8. Public Hearings: Non-Consent Agenda Items

- (5 Votes to approve;
4 Votes to Deny) A. Wetland setback variance from 35 feet to 30 feet for a screened porch at 4270 Windwood Way (03075.03a)
- Final Decision Subject to Appeal
 - Project Planner: Chris Robbins
- (4 Votes) B. Preliminary plat, with variances, for a three-lot subdivision at 14593/14629 Lake Street Extension for Ruth Murman (03076.03a)
- Recommendation to City Council (Tentative Date: January 5, 2003)
 - Project Planner: Cary Teague
- (4 Votes) C. Items concerning a three-story, 64-unit senior assisted living facility at 18605 Old Excelsior Boulevard for Sunrise Inc, (03069.03a):
- 1) resolution amending the guide plan from Office to Institutional;
 - 2) ordinance rezoning from B-1, Office, to PUD, planned unit development, and adopting a master development plan, with final site and building plans and setback variances; and

3) resolution approving a conditional use permit, with a parking stall variance to allow an institutional use within a PUD zoning district.

- Recommendation to City Council (Tentative Date: January 5, 2003)
- Project Planner: Cary Teague

(4 Votes) D. Items concerning a proposed bank/office building at 10653 Wayzata Blvd for Red Stag Properties LLC (98054.03a):

1) ordinance amending a master development plan and approving final site and building plans with variance;

2) resolution approving a conditional use permit; and

3) an amendment to the water resources management plan.

- Recommendation to City Council (Tentative Date: January 5, 2003)
- Project Planner: Susan Thomas

4 Votes) E. Ordinance revising certain planning fees. (03081.03a)

- Recommendation to City Council (Tentative Date: January 5, 2004)
- Project Planner: Geoff Olson

9. Adjournment

Notices

- 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. 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.