



STATE T.H. 62



City of  
**minnetonka**

**AGENDA**  
**FEBRUARY 5, 2004**  
**PLANNING COMMISSION MEETING**

This map is for illustrative purposes only.



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## PLANNING COMMISSION AGENDA

FEBRUARY 5, 2004—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:** January 15, 2004
5. **Report from Staff**
6. **Report from Planning Commission Members**
7. **Public Hearings: Non-Consent Agenda Items**
  - (4 Votes) A. Items concerning a 14-lot subdivision at 2511, 2531, and 2545 Crosby Road for Paragon Designers and Builders (03092.03a):
    1. Preliminary plat;
    2. Wetland alteration permit;
    3. Wetland replacement plan; and
    4. Wetland rezoning.
      - Recommendation to City Council (Tentative Date: February 23, 2004)
      - Project Planner: Cary Teague

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- (4 Votes) B. Items concerning a preliminary plat for four single-family lots at 600 Sunnyvale Lane and 665 City View Drive for Gonyea Development, LLC (03077.03a):
1. Preliminary plat;
  2. Rezoning; and
  3. Vacation of existing right-of-way
- Recommendation to City Council (Tentative Date: February 23, 2004)
  - Project Planner: Cary Teague
- (4 Votes) C. Preliminary plat, with lot width at the right-of-way setback variances, wetland setback variance, and wetland buffer setback variance for three single-family lots at 2081 Meeting Street for Bill and Lori Baron (04001.04a)
- Recommendation to City Council (Tentative Date: February 23, 2004)
  - Project Planner: Susan Thomas

## 8. Adjournment

### Notices

1. Please call the Planning Department at (952) 939-8298 to confirm meeting dates as they are tentative and subject to change.
2. Application pulled and tentatively rescheduled for the February 19, 2004, Planning Commission meeting:
  - Conditional use permit for a detached structure over 12 feet in height, with a side-yard setback variance from 19 feet to 17 feet, for a two-story detached porch at 3911 Colgate Avenue for Christopher and Maria McLinn (03090.03a)
3. Application pulled and tentatively rescheduled for the March 4, 2004, Planning Commission meeting:
  - Items concerning the construction of six single-family homes at 10413, 10405, 10401, and 10402 34th Circle West for Curt Fretham (02018.03a):
    - 1) Guide plan change from RL (residential low density) to RM (residential medium density) – (GUIDE PLAN MAY BE DROPPED)
    - 2) Rezoning from PURD (planned unit residential district) to PUD (planned unit development) and adoption of a master development plan
    - 3) Preliminary plat