



PLANNING COMMISSION AGENDA

FEBRUARY 19, 2004—6:30 P.M.

CITY COUNCIL CHAMBERS—MINNETONKA COMMUNITY CENTER

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Elections**
5. **Approval of Minutes:** February 5, 2004
6. **Report from Staff**
7. **Report from Planning Commission Members**
8. **Public Hearings: Non-Consent Agenda Items**
 - (4 Votes) A. Items concerning Minnetonka Townhomes at 11907 and 11901 Minnetonka Boulevard for Dean Gannon and the City of Minnetonka (03087.04a):
 - 1) ordinance rezoning 11901 Minnetonka Boulevard from R-1 (low density residential) to PUD (planned unit development) and adopting a master development plan, with side yard setback variances, for 11907 and 11901 Minnetonka Boulevard;
 - 2) final site and building plans, with sideyard setback variance for 11907 Minnetonka Boulevard; and
 - 3) preliminary plat for 11907 Minnetonka Boulevard
 - Recommendation to City Council (Tentative Date: March 15, 2004)
 - Project Planner: Geoff Olson

- (4 Votes) B. Preliminary plat, with multiple variances, for three single family lots at 2081 Meeting Street for Bill and Lori Baron (04001.04a)
- lot width at right-of-way variance from 80 feet to 40 feet for Lot 1;
 - lot width at right-of-way variance from 80 feet to 0 feet for Lot 2;
 - lot width at right-of-way variance from 80 feet to 0 feet for Lot 3;
 - a wetland setback variance from 20 feet to 10 feet for the private drive; and
 - a wetland buffer variance from 25 feet to 10 feet for the private drive.
- Recommendation to City Council (Tentative Date: March 15, 2004)
 - Project Planner: Susan Thomas
- (4 Votes) C. Preliminary plat, with lot width at the right-of-way variance from 80 feet to 0 feet for Lot 2, for a two-lot subdivision at 13418 Excelsior Boulevard for Thomas L. Dyvig (04003.04a)
- Recommendation to City Council (Tentative Date: March 15, 2004)
 - Project Planner: Cary Teague
- D. Concept plan review of a nine-story, 21-unit luxury condominium development at 1610 Hopkins Crossroads for Parkway Development, LLC (87103.04a)
- Recommendation to City Council (Tentative Date: March 15, 2004)
 - Project Planner: Cary Teague
- (5 Votes to Approve; 4 Votes To Deny) E. Multiple variances to tear down and rebuild a home at 2504 Bantas Point Lane for Kathleen Nelson (03091.03a):
- Lot Variances:**
- buildable area variances from 2400 square feet to 60 square feet; number of sides from 4 to 3 and minimum length from 30 to 0 feet;.
 - lot area variance from 22,000 square feet to 3,728 square feet;
 - lot width at the required setback from 110 feet to 70 feet;
 - lot width at the right-of-way from 80 feet to 70 feet;
 - lot width at the shoreline from 75 feet to 70 feet;
 - lot depth variance from 125 feet to 55 feet;

Setback Variances:

- shoreland setback variance for the principal structure from 35 feet to 24 feet;
 - shoreland setback variance for a deck from 25 feet to 11 feet;
 - flood plain setback variance for the principal structure from 35 feet to 17 feet;
 - flood plain setback variance for a deck from 25 feet to 11 feet; and
 - front yard setback variance for the principal structure from 20 feet to 11 feet.
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- Final Decision Subject to Appeal
 - Project Planner: Megan Kelly

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.
2. Application tentatively rescheduled for the March 4, 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 tentatively rescheduled for the March 18, 2004, Planning Commission meeting:
 - 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.

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.