



PLANNING COMMISSION AGENDA

MARCH 4, 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:** February 19, 2004
- 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. Preliminary and final plat approval to divide one lot into two lots at 15509 Excelsior Boulevard for Gary D. Bebeau (04004.04a)
 - Recommendation to City Council (Tentative Date: March 29, 2004)
 - Project Planner: Susan Thomas

- (5 Votes) B. Site and building plan review for the expansion of the Immaculate Heart of Mary School at 13505 Excelsior Boulevard for Jerry Hagen (00013.04a)
- Final Decision Subject to Appeal
 - Project Planner: Chris Robbins

8. Public Hearings: Non-Consent Agenda Items

- (4 Votes) A. Items concerning a proposed development of 25 single-family homes at 2201 Crosby Road (Cargill property) for Keith Waters & Associates, Inc. (92009.04a):
- 1) Ordinance rezoning from R-1, low density residential, to PUD planned unit development, and approving a master development plan, with setback variances from the wetland and buffer requirements and final site and building plans;
 - 2) Ordinance changing the wetland overlay district boundaries;
 - 3) Wetland alteration permit;
 - 4) Wetland Conservation Act replacement plan;
 - 5) Preliminary plat;
 - 6) Conditional use permit to allow accessory apartments for 17 units; and
 - 7) Conditional use permit to allow a sidewalk within a wetland buffer area.
- Recommendation to City Council (Tentative Date: March 29, 2004)
 - Project Planner: Cary Teague
- (4 Votes) B. Items concerning a proposed development of six single-family homes on the vacant property at the end of 34th Circle West for Curt Fretham (02018.03a):
- 1) Rezoning from PURD, Planned Unit Residential District, to PUD, Planned Unit Development, with a master development plan;
 - 2) Preliminary plat; and
 - 3) Vacation of 34th Circle West right-of-way
- Recommendation to City Council (Tentative Date: March 29, 2004)
 - Project Planner: Cary Teague

- (4 Votes) C. Items concerning Barnes and Noble Booksellers at Ridgehaven Mall, 13081–13185 Ridgedale Drive for Thrivent Financial for Lutherans (94034.04a):
- 1) Site and building plan review;
 - 2) Resolution approving a conditional use permit, with parking variance, for a coffee bar/café; and
 - 3) Resolution approving a variance to the master development plan requirement.
- Recommendation to City Council (Tentative Date: March 29, 2004)
 - Project Planner: Susan Thomas
- (4 Votes) D. Ordinance amending the I-394 zoning district standards to allow fast-food restaurants in shopping centers and to add requirements for outdoor restaurant seating (04006.04a)
- Recommendation to City Council (Tentative Date: March 29, 2004)
 - Project Planner: Geoff Olson

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. Applications tentatively rescheduled for the March 18, 2004, Planning Commission meeting:
 - 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.
 - b. Sign plan review for a wall sign on the east façade of the Waterstone Place apartments at 9700 Waterstone Place for Imaginality, Inc. (90021.04a)
 - c. 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 April 1, 2004, Planning Commission meeting:
 - a. Variances to tear down and build a new home at 2504 Bantas Point Lane for Kathleen Nelson (03091.03a)

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.