



PLANNING COMMISSION AGENDA

MARCH 18, 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:** March 4, 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. Items concerning GroTonka Park at 3201 Beverly Place for the City of Minnetonka (04007.04a):

- 1) Site and building plan review for public buildings; and
- 2) Conditional use permit for recreational facilities in a wetland buffer area.
 - Recommendation to City Council (Tentative Date: April 12, 2004)
 - Project Planner: Susan Thomas

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- (5 Votes) B. Site and building plan review for a picnic shelter at McKenzie Park at 14950 McKenzie Boulevard for the City of Minnetonka (04008.04a):
- Final Decision Subject to Appeal
 - Project Planner: Susan Thomas
- (5 Votes) C. Items concerning Libb's Lake Beach at 16600 Park Lane for the City of Minnetonka (04009.04a):
- 1) Site and building plan review for a public building;
 - 2) Resolution approving the multiple variances; and a
 - 3) Conditional use permit for concrete fishing platforms below the ordinary high water mark.
- Recommendation to City Council (Tentative Date: April 12, 2004)
 - Project Planner: Susan Thomas
- (5 Votes) D. Resolution approving wetland setback variances for townhouses at 473, 535, and 597 Willoughby Way for Ron Clark Construction (98057.04a)
- Final Decision Subject to Appeal
 - Project Planner: Cary Teague

8. Public Hearings: Non-Consent Agenda Items

- (5 Votes) A. Appeal of the staff's approval to amend an existing grading permit to reconfigure the Hopkins High School campus ballfields, by Frank Sims (91009.04a)
- Final Decision Subject to Appeal
 - Project Planner: Jo Colleran, Environmental Resources Coordinator
- (4 Votes) B. 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: April 12, 2004)
 - Project Planner: Cary Teague
- (4 Votes) C. Conditional use permit for an accessory structure over 12-foot height at 3911 Colgate Avenue for Christopher and Maria McLinn (03090.03a)
- Recommendation to City Council (Tentative Date: April 12, 2004)
 - Project Planner: Susan Thomas

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- (4 Votes) D. Items concerning the Discount Tire Store at 17790 State Highway 7 in the Seven-Hi Shopping Center for Discount Tire Company (90042.04a):
- 1) Conditional use permit for an auto-related business; and a
 - 2) Minor amendment, with site and building plan review, to the Seven-Hi Shopping Center master development plan
- Recommendation to City Council (Tentative Date: April 12, 2004)
 - Project Planner: Susan Thomas

9. Other Business

- A. Review of planning commission by-laws and policies.

10. 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 April 1, 2004, Planning Commission meeting:
 - a. 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.
 - b. Variances to tear down and build a new home at 2504 Bantas Point Lane for Kathleen Nelson (03091.03a)
 - c. 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)
3. Application tentatively rescheduled for the April 15, 2004, Planning Commission meeting:
 - a. Items concerning the Minnetonka Hills Townhomes project at 2800 Jordan Avenue, 2828 Jordan Avenue, and 2855 Jordan Avenue for Minnetonka Hills Apartments L.L.P. represented by David Carland (86157.04a): (1) ordinance amending the Minnetonka Hills Apartments PUD master development plan, and approving final site and building plans for the Minnetonka Townhomes project; and (2) a preliminary plat.

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.