



PLANNING COMMISSION AGENDA

APRIL 1, 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 18, 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.

(5 Votes) A. Resolution approving a front yard setback variance from 50 feet to 38 feet to build an 18-foot by 22-foot garage addition at 15205 Excelsior Boulevard for Glen Edgell (04010.04a)

- Final Decision Subject to Appeal
- Project Planner: Megan Kelly

8. Public Hearings: Non-Consent Agenda Items

(5 Votes) A. Sign plan review for Waterstone Place Apartments at 9700 Waterstone Place, for Imaginality, Inc. (90021.04a)

- Final Decision Subject to Appeal
- Project Planner: Susan Thomas

(5 Votes to Approve;
4 Votes to Deny) B. 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.

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

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.

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2. 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.
 - b. Items concerning the construction of a car wash at 3864 Hopkins Crossroad for LMV Corporation (86088.04a) :1) Rezoning from B-1, Office to B-2, Limited Business; 2) Front yard setback variance from 50 feet to 33 feet off Hopkins Crossroad; 3) Front yard setback variance from 50 feet to 28 feet off Minnetonka Mills Road; 4) Drive aisle setback variances from 20 feet to 1 foot; 5) Conditional use permit for a car wash in a B2 district; and 6) Vacation of public right-of-way.
 - c. 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.
 - d. Preliminary plat, with lot area variance from 22,000 square feet to 13,660 square feet, for a two lot subdivision, at 12918 Rutledge Circle for Thomas and Patricia Harris (04005.04a)

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.