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## PLANNING COMMISSION AGENDA

APRIL 15, 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:** April 1, 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 side yard setback variance from 7 feet to 2 feet for an addition over an existing garage at 17012 Gray's Bay Boulevard for Steve Erickson (04014.04)

- Final Decision Subject to Appeal
- Project Planner: Chris Robbins

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- (5 Votes) B. Resolution approving a front yard setback variance from 35 feet to 29 feet for a garage and family room addition at 12929 Stanton Drive for Mark and Anne Tremel (04011.04a)
- Final Decision Subject to Appeal
  - Project Planner: Megan Kelly
- (4 Votes) C. Resolution approving a conditional use permit, with variance for a medical clinic, at 12455 Ridgedale Drive for the Rottenberg Companies, Inc. (04016.04a)
- Recommendation to City Council (Tentative Date: May 10, 2004)
  - Project Planner: Cary Teague

**8. Public Hearings: Non-Consent Agenda Items**

- (4 Votes) A. Items concerning a five-lot subdivision at 4701 and 4717 Williston Road for Michael J. Leuer (04012.04a):
- 1) Rezoning from R-1, low-density residential to PUD, planned unit development; and
  - 2) Preliminary plat.
- Recommendation to City Council (Tentative Date: May 10, 2004)
  - Project Planner: Cary Teague
- (4 Votes) B. Items concerning a proposal to build a car wash at 3864 Hopkins Crossroad for LMV Corporation (86088.04a):
- 1) Resolution approving a comprehensive guide plan amendment from O, office to C, commercial;
  - 2) Ordinance approving a rezoning from B-1 Office to B-2 Limited Business;
  - 3) Conditional use permit;
  - 4) Site and building plan review with variances; and
  - 5) Vacation of existing right-of-way.
- Recommendation to City Council (Tentative Date: May 10, 2004)
  - Project Planner: Cary Teague

(4 Votes) C. Items concerning a proposed development of 6 single-family homes at the vacant property at the end of 34th Circle West for Curt Fretham (02018.03):

1) Rezoning from PURD, planned unit residential district to PUD, planned unit development, with a master development plan;

2) Preliminary plat; and

3) Right-of-way vacation of 34th Circle West.

- Recommendation to City Council (Tentative Date: May 10, 2004)
- Project Planner: Cary Teague

(4 Votes) D. Items concerning 12918, 12910, and an unaddressed property on Rutledge Circle for Thomas and Patricia Harris (04005.04a):

1) Request to relocate an existing sanitary sewer line; and

2) Preliminary plat with the following variances:

- Lot area variance from 22,000 square feet to 13,660 square feet for proposed Lot 1;
- Lot width variance from 110 feet to 105 feet for proposed Lot 1; and
- Buildable area variance from 3,500 square feet to 3,396 square feet for proposed Lot 2.
- Recommendation to City Council (Tentative Date: May 10, 2004)
- Project Planner: Susan Thomas

## **9. Adjournment**

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**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 May 6, 2004, Planning Commission meeting:
  - a. Items concerning the Minnetonka Hills Townhomes at the Minnetonka Hills Apartments complex for Minnetonka Hills Apartments L.L.P. represented by David Carland (86157.04a)
  - b. Items concerning a landscape design studio at 14600 Minnetonka Drive for Keenan & Sveiven, Inc. (04015.04a)
  - c. Conditional use permit for telecommunications antennas and ground equipment on an existing Xcel power transmission tower at Xcel power tower I-494 #17 (northwest corner of Stone Road and I-494) for Voicestream Minneapolis, Inc. (93039.04a)
  - d. Agreement between the cities of Minnetonka and Deephaven for the annexation of the Minnetonka portion of the property at 3660 County Road 101 to Deephaven for Steven Scott Development (04017.04a)
  - e. Conditional use permit for transient sales in the corner of the Oasis Market parking lot at 15114 State Highway 7, for Sever's Farm Market (04018.04a)

## **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.