



PLANNING COMMISSION AGENDA

MAY 20, 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:** May 6, 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 on the east side from 7 feet to 6 feet, a side yard setback variance on the west side from 7 feet to 2 feet, a front yard setback variance from 20 feet to 2 feet, an impervious surface coverage variance from 30 percent to 35 percent, and a floodplain setback variance from 35 feet to 13 feet at 16930 Gray's Bay Boulevard for Chad Badiyan (04023.04a)

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

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- (4 Votes) B. Resolution approving a conditional use permit for telecommunications antennas and ground equipment at 10700 Cedar Lake Road for Voicestream Minneapolis (04030.04a)
- Recommendation to City Council (Tentative Date: June 14, 2004)
 - Project Planner: Cary Teague
- (5 Votes) C. Resolution approving a front-yard setback variance from 50 feet to 23 feet for a second-story addition at 4803 Woodland Road for Matthew and Shari Schmitz (04028.04a)
- Final Decision Subject to Appeal
 - Project Planner: Megan Kelly

8. Public Hearings: Non-Consent Agenda Items

- (5 Votes) A. Sideyard setback variance from 10 feet to 5 feet and a front-yard setback variance from 35 feet to 32 feet for a garage addition at 16843 Scenic Lane South for Thomas Butler (04027.04a)
- Final Decision Subject to Appeal
 - Project Planner: Megan Kelly
- (4 Votes) B. Ordinance rezoning 5621 Smetana Drive from B-2, limited business, to R-5, high density residential, for JLT Group, Inc., represented by Kurt Williamson (00033.04a)
- Recommendation to City Council (Tentative Date: June 14, 2004)
 - Project Planner: Cary Teague
- (4 Votes) C. Preliminary plat, with buildable area variances, to divide the property at 16451 McGinty Road West into two lots for Chad Winter (03067.04a)
- Recommendation to City Council (Tentative Date: June 14, 2004)
 - Project Planner: Susan Thomas

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- (4 Votes) D. Items concerning construction of a single-family home on the vacant property at 3505 Elmo Road for Mary Anders (04029.04a):
- 1) A lot area variance with a floodplain setback and buildable area variance; and
 - 2) Ordinance amending the floodplain district boundary.
 - Recommendation to City Council (Tentative Date: June 14, 2004)
 - Project Planner: Cary Teague
- (5 Votes) E. Site and building plan review for a building to hold mechanical equipment, storage area, and toilet facilities at 18301 State Hwy 7 for the Minnetonka High School (97001.04a)
- Final Decision Subject to Appeal
 - Project Planner: Susan Thomas

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 pulled and tentatively rescheduled for the June 3, 2004, Planning Commission meeting:
 - a. Items concerning proposed Big Buck Roadhouse restaurant and outdoor eating area, with variance, at 17805 State Hwy 7 (formerly Tiramisu) for Pomodoro, Inc., (93003.04a):
 - 1) Conditional use permit for an outdoor eating area, with variance from the side lot line;
 - 2) Site and building plan review, with variance from the parking requirement.
 - b. Items concerning a landscape design studio at 14600 Minnetonka Drive for Keenan & Sveiven, Inc. (04015.04a)
 - c. 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).
 - d. Conditional use permit for telecommunications antennas and ground equipment on an existing Xcel power transmission tower at Xcel power tower I-494 #17

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(northwest corner of Stone Road and I-494) for Voicestream Minneapolis, Inc.
(93039.04a)

- e. Items concerning a proposal to build 28 townhomes at 3600 County Road 101 for Steven Scott Development (04017.04a): (1) Detachment and Annexation Agreement; and (2) Resolution petitioning for concurrent detachment and annexation.

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.