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## PLANNING COMMISSION AGENDA

SEPTEMBER 23, 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:** September 2, 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. Minor amendment to a master development plan to expand and reconfigure the Ridgedale Regional Center parking lot at 12601 Ridgedale Drive (96033.04a)

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

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(4 Votes) B. Conditional use permit, with variances, for a medical use at the Ridgehill Professional Building at 2000 Plymouth Road for Now Care Medical Center (88105.04a)

- Recommendation to City Council (Tentative Date: October 4, 2004)
- Project Planner: Susan Thomas

(4 Votes) C. Conditional use permit for a farmer's market at the southwest corner of the Westwind Plaza Shopping Center for Craig Gilb (88030.04a)

- Recommendation to City Council (Tentative Date: October 4, 2004)
- Project Planner: Kyle Sobota

(5 Votes) D. Rear-yard setback variance for an addition to the home at 12838 Burwell Drive for GS Buildings (04063.04a)

- Final Decision Subject to Appeal
- Project Planner: Kyle Sobota

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

(4 Votes) A. Preliminary plat for a three-lot subdivision, with lot width at the right-of-way variances for two lots at 2637 Plymouth Road for Curt Fretham (90011.03a)

- Recommendation to City Council (Tentative Date: October 4, 2004)
- Project Planner: Cary Teague

(5 Votes to Approve  
4 Votes to Deny) B. Parking lot setback variances to reconfigure the parking lot at 3435 County Road 101 for Boyer Building Corporation (04053.04a)

- 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.
2. Application pulled and tentatively rescheduled for the October 7, 2003, Planning Commission meeting:
  - a. Preliminary plat with a variance for a four-lot subdivision at 1927 Essex Road for Drake Lorence (04051.04a)
  - b. Request for a guide plan amendment, rezoning, preliminary plat, and conditional use permit with multiple variances to build a four-story, senior housing building at 5431 and 5439 Williston Road for MSC Concrete, Inc. (04037.04a)
  - c. Ordinance amending city code Section 300.29 regarding non-conforming uses (04062.0-4a)

## **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.