



Municipal Offices  
7701 County Road 110 West  
Minnetrista, MN 55364-9552  
Email: [minnetrista@ci.minnetrista.mn.us](mailto:minnetrista@ci.minnetrista.mn.us)

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**CITY OF MINNETRISTA  
7701 COUNTY ROAD 110 WEST  
MINNETRISTA, MN 55364  
PHONE: 952.446.1660  
FAX: 952.446.1311**

### **PUBLIC HEARING NOTICE**

Notice is hereby given that the Minnetrista Planning Commission will be holding a public hearing on the following items on **Monday, April 25, 2016 starting at 7:00 p.m.** in the Council Chambers at Minnetrista City Hall.

- Serenity Hills of Lake Minnetonka, LLC has submitted various applications for the development of 70 condominium units and a community building. The applications listed below are regarding the properties located at 6639 Bartlett Boulevard (Mound) PID# 22-117-24-43-0007, 6701 County Road 110W (Minnetrista) PID# 22-117-24-43-0002, 6710 Halstead Avenue (Minnetrista) PID# 22-117-24-43-0003, 6750 Halstead Avenue (Minnetrista) PID# 22-117-24-43-0042, and Address Unassigned (Minnetrista) PID# 22-117-24-43-0004.
  - **COMPREHENSIVE PLAN AMENDMENT:** Application to amend the comprehensive plan to allow for an increase in density from a maximum of 3.5 units/acre to 8 units/acre.
    - The applicant is requesting to build 60 condominium units within Minnetrista on roughly 10.3 acres of land.
    - Current Designation: Residential Medium 2006 CPA
    - Proposed Designation: Residential Medium
  - **ZONING AMENDMENT:** Application to adopt Ordinance 436 to rezone the properties from R-2 Low Medium Single Family Residence to PUD Planned Unit Development.
    - The applicant is requesting a re-zoning of the parcels from R-2 Low Medium Single Family Residence to PUD Planned Unit Development. The purpose of the Planned Unit Development rezoning request is to allow for an increase in density and flexibility from various city code standards.
    - Proposed Density: 5.8 Units/Acre
  - **PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT:** Application to develop 6 buildings (5 in Minnetrista & 1 in Mound) containing 70 condominium units (60 within Minnetrista & 10 within Mound) and a community building (located in Mound).
- **CLASS III PRELIMINARY & FINAL PLAT:** Application from Joseph & Berva Bocklage to subdivide the lot located at 3265 Eagle Bluff Road into two lots; R-1 Low Density Single Family Residence Zoning District; PID# 27-117-24-11-0011.
- **ZONING AMENDMENT & PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT:** Application from Hartman Communities, LLC to adopt Ordinance 437 to rezone from AP Agriculture Preserve to PUD Planned Unit Development for an 11 lot cluster development at 8000 County Road 110W; AP Agriculture Preserve Zoning District; PID# 20-117-24-41-0001. The purpose of the Planned Unit Development rezoning request is to allow for an increase in density and flexibility from various city code standards.
- **VARIANCE:** Application from the Metropolitan Council for a front yard setback variance of 40 feet from the required 50 feet to a distance of 10 feet, a wetland setback variance of 57

feet from the required 75 feet to a distance of 18 feet, and a rear yard setback variance of 2 feet from the required 25 feet to a distance of 23 feet at 4340 Highland Road; C-2 Highway Service Business Zoning District; PID# 32-117-24-13-0005.

- **VARIANCE:** Application from Joseph Burns for a side yard setback variance of 3.4 feet from the required 15 feet to a distance of 11.6 feet at 3407 Kings Point Road; R-1 Low Density Single Family Residence Zoning District; PID# 27-117-24-13-0011.
- **VARIANCE:** Application from Minnetrista Baptist Church for a front yard setback variance of 33.2 feet from the required 35 feet to a distance of 1.8 feet at 4185 Highland Road; R-1 Low Density Single Family Residence Zoning District; PID# 32-117-24-12-0010.
- **CONDITIONAL USE PERMIT:** Application from Hennepin County Emergency Management to construct a tower-based weather station at 8251 State Highway 7; A Agriculture Zoning District; PID# 32-117-24-13-0007.
- **CONDITIONAL USE PERMIT:** Application from Hennepin County Emergency Management to construct a tower-based weather station at 301 Rolling Hills Drive; A Agriculture Zoning District; PID# 02-117-24-23-0001.

Nickolas Olson  
Associate Planner  
City of Minnetrista  
7701 County Road 110W  
Minnetrista, MN 55364

Due to the number of applications being reviewed, there is no guarantee all of the items listed will be heard on the date advertised. All persons wishing to be heard on the above item should attend the meeting. Written comments may be submitted to the City no later than noon on the day of the meeting. Materials regarding the land use items are available for review at city hall. Please call to make an appointment.