



Meeting Location: Municipal Center  
7100 147th Street West  
Apple Valley, Minnesota 55124

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**SEPTEMBER 3, 2014**  
**PLANNING COMMISSION TENTATIVE AGENDA**  
**7:00 P.M.**

This agenda is subject to change by deletion or addition to items until approved by the Planning Commission on the date of the meeting.

**1. CALL TO ORDER**

**2. APPROVAL OF AGENDA**

**3. APPROVAL OF MINUTES OF AUGUST 6, 2014**

**4. CONSENT ITEMS**

**A. Stephens Front Yard Variance** – Consideration of a seven-foot (7') front setback variance reducing the front setback from 30' to 23' to allow construction of a 7' x 14' covered front entry. **(PC14-33-V)**

LOCATION: 13705 Georgia Drive

PETITIONER: Clyde and Vicki Stephens

**5. PUBLIC HEARINGS**

**A. Embry Place Subdivision** – Public hearing to consider the rezoning from “M6-C” (Multi-Family Residential/6-12 units per acre) to “PD” (Planned Development) and subdivision of a 25-acre outlot (Outlot E, CORTLAND) into 86 single-family residential lots. **(PC14-31-ZS)**

LOCATION: Southeast corner of CSAH 42 and Pilot Knob Road

PETITIONER: Arcon Land IV, LLC and Fischer Sand and Aggregate Co.

**B. Cobblestone Lake North Shore** – Public hearing to consider a Comprehensive Plan Land Use Map re-designation from “MD” (Medium Density Residential/6-12 units per acre) to “LD” (Low Density Residential/2-6 units per acre), rezoning from Planned Development No. 703/zone 8 to Planned Development no. 703/zone 2B, and the subdivision of 4.9 acres into 22 residential lots, two (2) common lots and one (1) outlot. **(PC14-30-PZS)**

LOCATION: Southeast corner of Cobblestone Lake Parkway and Embry Path

PETITIONER: South Shore Development, Inc.

**6. LAND USE/ACTION ITEMS**

--NONE--

**7. OTHER BUSINESS**

- A. Update on Metropolitan Council Thrive 2040 Land Use Process.**
- B. Review of upcoming schedule and other updates.**

**8. ADJOURNMENT**

**NEXT PLANNING COMMISSION MEETINGS**

**Wednesday, September 17, 2014**

**Regular Scheduled Meeting**

**7:00 P.M.**

- Public hearing applications due by 9:00 a.m. on Wednesday, August 20, 2014
- Site plan, variance applications due by 9:00 a.m. on Monday, September 8, 2014

**Wednesday, October 1, 2014**

**Regular Scheduled Meeting**

**7:00 P.M.**

- Public hearing applications due by 9:00 a.m. on Wednesday, September 3, 2014
- Site plan, variance applications due by 9:00 a.m. on Monday, September 22, 2014

**NEXT CITY COUNCIL MEETINGS**

**Thursday, September 11, 2014**

**Informal**

**5:30 P.M.**

**Regular Scheduled Meeting**

**7:00 P.M.**

**Thursday, September 25, 2014**

**Regular Scheduled Meeting**

**7:00 P.M.**

Regular meetings are broadcast live on Charter Communications Cable, Channel 16. Agendas are also available on the City's Internet Web Site <http://www.cityofapplevalley.org>.