

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
DECEMBER 18, 2017**

AGENDA ITEM 1. Call to Order and Roll Call

Vice Chair Young called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Buchanan, Gonzalez, Young, Flannigan, and Murray.
Absent: Iverson and Douglas. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Commissioner Buchanan made a motion, Seconded by Commissioner Gonzalez, to approve the December 18, 2017 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

a.) Approval of November 20, 2017 Planning Commission Minutes

b.) Adoption of Report and Recommendation of Approval of front and side yard setback variances for detached garage at 126 Circle A Dr S

Vice Chair Young read the items on the Consent Agenda and asked if the Commissioners wished to remove any items for further discussion.

Commissioner Gonzalez requested that item A, Approval of November 20, 2017 Planning Commission Minutes, be pulled from the consent agenda.

Vice Chair Young asked for a motion to approve the Consent Agenda, amended to remove item A.

Commissioner Buchanan made a motion, Seconded by Commissioner Murray, to approve the Consent Agenda as amended. The motion carried unanimously.

AGENDA ITEM 3A. Item Removed From Consent Agenda

a.) Approval of November 20, 2017 Planning Commission Minutes

Commissioner Gonzalez stated she would like to abstain from voting on this item as she had not been in attendance.

1 Commissioner Buchanan made a motion, Seconded by Commissioner Flannigan, to approve the
2 November 20, 2017 Planning Commission minutes as presented. The motion carried 4/0/1
3 (Abstain – Gonzalez)
4
5

6 **AGENDA ITEM 4. Old Business Items:**
7

8 **a.) None.**
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11 **AGENDA ITEM 5. Public Hearing Items:**
12

13 **a.) Continued Public Hearing and Consideration of Report and Recommendation of**
14 **Approval of setback variances for a building addition at 908 Shady Lane E**
15

16 Director of Planning and Building Mr. Thomson stated the property owner, Clifford Otten, has
17 submitted a development application to construct an addition to the existing house at 908 Shady
18 La E. The applicant is proposing to tear down an existing deck on the back of the house, which is
19 setback 7-feet from the side property line, and construct a four season porch in the same location.
20 The porch would be one story in height with a lower level storage area. The proposed addition
21 would be set back 10.3-feet from the side property line, which does not meet the 15-foot side yard
22 setback requirement. Mr. Thomson noted that the application has been amended since the last
23 Planning Commission meeting to include a variance request from the required lakeshore setback
24 of a line drawn between the two closest riparian principal structures on either side of a proposed
25 building site in the S/Shoreland Overlay District (Section 801.91.9.D.2.b). He stated the public
26 hearing had been continued at the December 4th meeting to this evening's meeting.
27

28 Vice Chair Young stated the public hearing was still open and asked if anyone would like to
29 address the Commission on the application.
30

31 There being no member of the public wishing to address the Commission on the application, Vice
32 Chair Young closed the public hearing at 7:09 p.m.
33

34 Commissioner Gonzalez asked if the City had heard from any of the neighbors.
35

36 Mr. Thomson stated that the City had not received any formal public comments regarding the
37 project.
38

39 Commissioner Gonzalez stated that with anything that intrudes into the setback and affects the
40 lake, she likes to see creative landscaping to ensure that any water that ends up in the lake is
41 cleaner. She asked the applicant to consider this.
42

43 Mr. Thomson stated the Commission had discussed the arborvitae that provides screening of the
44 structure from the adjacent property. He noted also that the site is well landscaped currently. The
45 Shoreland landscaping requirements are triggered with the impervious surface requirements, and
46 this project complies with all of the impervious surface requirements.

1
2 There being no further questions or discussion, Vice Chair Young asked for a motion on the
3 Application.

4
5 Commissioner Buchanan made a motion, Seconded by Commission Murray, to adopt the draft
6 Planning Commission Report and Recommendation recommending approval of the Variance from
7 the R-2A Zoning District Side Yard Setback requirement and the Variance from the Shoreland
8 District Lakeshore Setback requirement for the building addition at 908 Shady Lane E, as
9 presented. The motion carried unanimously.

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12 **AGENDA ITEM 6. Other Items:**

13
14 **a.) Consider Approval of Resolution regarding modification to the redevelopment**
15 **plan for the Central Area Redevelopment District (CARD) and a Tax Increment**
16 **Financing (TIF) Plan for TIF District No. 6.**
17

18 Director of Planning and Development stated over the past year, the City has been discussing
19 redevelopment of multiple properties along Lake Street, west of Manitoba Avenue. Several
20 property owners in the area are interested in redeveloping their properties with uses consistent with
21 the City's Zoning Ordinance and Comprehensive Plan. On September 5, the City Council,
22 Planning Commission, and Housing and Redevelopment Authority (HRA) held a joint workshop
23 to discuss the redevelopment plans. The goal of the workshop was to review and discuss the
24 individual development projects, and a tax increment financing (TIF) district to support the
25 projects. On December 5th, the City's HRA adopted the TIF Plan for the proposed TIF District,
26 and the City Council will be holding a public hearing and considering the establishment of the TIF
27 District at its meeting on December 19th. As part of the establishment of the TIF District, the
28 Planning Commission must review the TIF Plan to ensure that it is consistent with the City's
29 Comprehensive Plan.

30
31 Commissioner Flannigan asked if the properties east of Barry would be included.

32
33 Mr. Thomson stated the Zitzloff property on the corner had always been considered a part of the
34 district.

35
36 Commissioner Flannigan asked if Mr. Zitzloff's property on Barry Avenue was included and if
37 not what were the ramifications of this.

38
39 Mr. Thomson stated this property is not included in the TIF district because it may not meet the
40 standards for the TIF district, and redevelopment of the site is not anticipated.

41
42 Commissioner Gonzalez stated Appendix A of the packet materials states the District currently
43 consists of 24 parcels and is being created to facilitate the construction of approximately 71 condos.
44 She asked if these 71 condos were in addition to the ones that had already been approved by the
45 City.
46

1 Mr. Thomson stated the 71 condos would include all of the condos that are being built in the TIF
2 district, which includes the projects that have already been approved, or are included in projects
3 that have been discussed by the City.

4
5 Commissioner Gonzalez stated Appendix A also mentions pay-as-you-go TIF. She asked if this
6 was what was being contemplated, because in another place in the documents it references bonds.

7
8 Mr. Thomson stated that pay-as-you-go TIF is what is anticipated.

9
10 Mr. Thomson provided updates on the Meyer's Place project and the Wayzata Blu project.

11
12 There being no further questions or discussion, Vice Chair Young asked for a motion from the
13 Commission on the requested resolution.

14
15 Commissioner Buchanan made a motion, Seconded by Commissioner Murray, to approve and
16 adopt Resolution 01-2017 as presented, regarding Redevelopment Plan for Central Area
17 Redevelopment District (CARD) and Tax Increment Financing (TIF) Plan for TIF District No. 6.
18 Motion carried unanimously.

19 20 21 **b.) Review of Development Activities**

22
23 Director of Planning and Building Mr. Thomson stated this would be the last meeting of the
24 Planning Commission for 2017. He stated this would also be the last meeting for Commissioner
25 Gonzalez. The January 9th Planning Commission meeting agenda would include the Gardner
26 Place project, a variance application for a property on Park Street, and the proposed cell site on
27 the Edina Reality building.

28
29 Vice Chair Young thanked Commissioner Gonzalez for her many years of service to the City.

30
31 Commissioner Gonzalez thanked the people of Wayzata for their support and encouragement,
32 the City Council for putting their trust in her, and the support of her fellow Commissioners.

33 34 35 **c.) Next Meeting is January 9, 2018**

36
37 Director of Planning and Building Thomson noted that the next regular meeting of the Planning
38 Commission is scheduled for January 9, 2018.

39 40 41 **AGENDA ITEM 7. Adjournment.**

42
43 There being no further business on the agenda, Vice Chair Young asked for a motion to adjourn.

44
45 Commissioner Flannigan made a motion, Seconded by Commissioner Gonzalez, to Adjourn the
46 meeting Planning Commission. The motion carried unanimously.

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2 The Planning Commission meeting was adjourned at 7:30 p.m.

3

4 Respectfully submitted,

5

6 Tina Borg

7 *TimeSaver Off Site Secretarial, Inc.*