

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 17, 2018**

AGENDA ITEM 1. Call to Order and Roll Call

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

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

AGENDA ITEM 2. Approval of Agenda

Chair Buchanan asked for a motion to approve the agenda for the meeting.

Commissioner Douglas made a motion, seconded by Commissioner Plantan, to approve the September 17, 2018 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

a.) Approval of September 5, 2018 Meeting Minutes

b.) Adoption of Report and Recommendation of Approval of Preliminary and Final Plat Subdivision for Benton Harbor at 310 Benton Ave N and 1023 Gardener St E

Chair Buchanan read the items on the consent agenda and asked if any Commissioner wanted to pull any item for further discussion. Hearing no such request, he asked for a motion to approve the Consent Agenda as presented.

Commissioner Douglas made a motion, Seconded by Commissioner Plantan, to approve the Consent Agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Old Business Items:

a.) Sanborn Residence – 1406 Holdridge La

i. Review of house plans

Director of Planning and Building Thomson explained that the applicant, Erik Sanborn, has submitted building plans for construction of a new home at 1406 Holdridge Lane for review and approval. The property is part of the Unitarian Universalist Church of Minnetonka (UUCM) project that was approved by the City Council in June 2016. The City Council resolution

1 approving the UUCM project included a condition that prior to submitting a building permit
2 application to the City, the owner of the lot must submit preliminary house plans for review by the
3 Planning Commission and approval by the City Council. Mr. Thomson clarified this was not a
4 design review. The plans submitted with the application include detailed elevations and floor plans
5 for the new house. The zoning ordinance established two separate maximum height requirement
6 in the R-1 district: 40-feet to the mid-point and 45-feet to the peak. The proposed house meets the
7 40-foot height requirement, but the ridge of the house exceeds the maximum height by 1.25-inch.
8 Mr. Thomson noted that the final plans will need to be revised to meet the maximum height
9 standard. As part of the building permit process, the lot coverage and impervious surface coverage
10 would be reviewed by staff.

11
12 Commissioner Iverson asked if a tree replacement plan would be included with the permit process.
13

14 Mr. Thomson stated this project would be required to meet the standards of the tree ordinance,
15 including any required tree replacement. He stated the applicant intends to plant a significant
16 number of trees along the back of the property as a barrier to the highway.
17

18 Commissioner Iverson made a motion, seconded by Commissioner Flannigan, to recommend the
19 City Council approve the house plans submitted for 1406 Holdridge Lane, based on the finding
20 that the design meets the standards of the City Code Section 805.14.E.8 and 805.14.E.9, and
21 satisfies the condition of Resolution No 15-2016. The motion carried unanimously.
22

23 **b.) Cadogen Residence – 321 Wise Ave S**

24 **i. Review of House Plans**
25

26 Director of Planning and Building Thomson stated the applicant, Detail Homes, Inc, and the
27 property owners, Brett and Allison Cadogan, have submitted a development application to
28 construct a new house at 321 Wise Ave S. The property is part of a three-lot subdivision that was
29 approved by the City Council in December 2008. As a condition of the 2008 approval, the property
30 owners are required to submit plans for review by the Planning Commission and approval by the
31 City Council. The applicant has submitted detailed house plans, including a site plan, building
32 elevations, and floor plans. The proposed house would meet the R-3A zoning requirements. The
33 application materials include a tree inventory of the property. Mr. Thomson noted that there are
34 four trees on the property that meet the minimum size requirements as either significant or heritage
35 trees under the City's tree ordinance. The plans indicate that two significant trees would be
36 removed for construction of the home and associated grading. The one heritage tree on the
37 property would be preserved. Based on the proposed tree removal and the requirements of the tree
38 ordinance, 32-inches of trees would need to be replaced on the site as part of a landscaping plan.
39

40 Commissioner Plantan asked if there was a tree replacement plan available.
41

42 Mr. Thomson stated there was a tree survey that shows the trees that would be removed. As part
43 of the permit process, the replacement requirements and plans would be reviewed.
44

45 Commissioner Iverson asked if the applicant had submitted any landscape plans.
46

1 Mr. Thomson stated this would be included as part of the tree mitigation and replacement plan.

2
3 Commissioner Iverson clarified the deck was calculated in the impervious surface calculations.

4
5 Mr. Thomson stated this was correct.

6
7 Commissioner Iverson read language under the scope of work and limitations section of the
8 proposed plans, Item 7. She asked if the applicant has complied with this.

9
10 Mr. Thomson stated this is a general note to the builder stating the elevations were set by the
11 builder not the surveyor.

12
13 Commissioner Iverson asked when construction would start.

14
15 Mr. Thomson stated they would like to start construction early October.

16
17 Commissioner Iverson asked if the Planning Commission could address the parking issues in this
18 neighborhood, given the additional construction and related parking in this neighborhood.

19
20 Mr. Thomson stated that if parking is allowed on both sides of the street and there is a lot of
21 construction in an area, the City can post one side of the street for parking and the other side as no
22 parking to ensure cars are able to get by.

23
24 Commissioner Iverson asked if the construction workers could be asked to park at one of the ramps
25 or other locations.

26
27 Mr. Thomson stated they can ask the builder to look at this but they cannot require it.

28
29 Commissioner Flannigan stated this application is separate from the others that are in this area,
30 and the Commission has recommended that the City Council review the wider issues involved
31 with the days and hours of construction.

32
33 Commissioner Plantan made a motion, seconded by Commissioner Douglas, to recommend the
34 City Council approve the house plans submitted for 321 Wise Ave S, based on the finding that the
35 design meets the standards of City Code Section 805.14.E.8 and 805.14.E.9, and satisfies the
36 conditions of Resolution No 50-2008 approving the Ramsland Knoll subdivision. The motion
37 carried unanimously.

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40 **AGENDA ITEM 5. Public Hearing Items:**

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42 **a.) None.**

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

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1 **a.) Review of Development Activities**
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3 Director of Planning and Building Thomson stated the October 1st agenda is scheduled to include
4 a development application for the Zitzloff project at 305 Lake Street E, and a development
5 application for a 3-lot subdivision at 153 Peavey La. He also noted that the Planning Commission
6 is invited to attend the City Council workshop on September 18 on the potential Boatworks
7 redevelopment. He noted that the next Comp Plan Advisory Committee meeting is Sept 20th.
8

9 **b.) Next Meeting is October 1, 2018**
10

11 Chair Buchanan noted that the next meeting of the Planning Commission is scheduled for October
12 1.
13

14 **AGENDA ITEM 7. Adjournment.**
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16 There being no further business on the agenda, Chair Buchanan asked for a motion to adjourn.
17

18 Commissioner Douglas made a motion, seconded by Commissioner Plantan, to adjourn the
19 Planning Commission meeting. The motion carried unanimously.
20

21 The Planning Commission meeting was adjourned at 7:32 p.m.
22

23 Respectfully submitted,
24

25 Tina Borg
26 *TimeSaver Off Site Secretarial, Inc.*