

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
OCTOBER 29, 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, Murray, Buchanan, Iverson, and Flannigan.
Absent: Commissioner Plantan. City Manager Jeff Dahl, City Planner consultant Breanne Rothstein of WSB & Associates, and Acting City Attorney Allison Lewis of Best & Flannigan LLP were also present.

AGENDA ITEM 2. Approval of Agenda

Chair Buchanan stated the application for South Hamton Village would be removed from the agenda at the request of the applicant. There being no other changes he asked for a motion to approve the agenda for the meeting as amended.

Commissioner Douglas made a motion, seconded by Commissioner Murray, to approve the October 29, 2018 agenda as amended. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

- a.) Approval of October 15, 2018 Regular Meeting Minutes
- b.) Approval of October 15, 2018 Workshop Meeting Minutes

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.

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

AGENDA ITEM 4. Old Business Items:

- a.) None.

AGENDA ITEM 5. Public Hearing Items:

- a.) ~~South Hampton Village—320 Hampton St S~~
 - i. ~~Preliminary and Final Plat Subdivision, Variance~~

b.) Highcroft Court 2nd Addition – 450 and 460 Highcroft Rd

i. Preliminary and Final Plat Subdivision, Variance

Consultant City Planner and Senior Planner for WSB & Associates, Breanne Rothstein, stated the applicant, Sathre-Bergquist Inc. and the property owners, Alfred and Marilyn Richie, have submitted a development application to subdivide the properties at 450 and 460 Highcroft Road. The applicant is proposing to adjust the shared lot line between the two properties. The subdivision would not create any additional lots. The development application requests approval of a preliminary plat, final plat, and variances for lot size. The R-1A zoning district establishes a minimum lot size of 80,000 square feet for each lot and the proposed lots would be 55,808 and 76,629 square feet in size, which requires a variance for substandard lot size. There will be no impact to existing trees as this is a lot line adjustment. A part of the Application, the applicant has also applied for the vacation of the drainage and utility easements as dedicated over, under and across Lots 1 and 2, Block 1 Highcroft Court. The proposed plat and final plat will dedicate new easements along the newly formed property lines. The easement vacation does not require Planning Commission action, but would be reviewed by the City Council concurrently with the development application.

City Manager Dahl stated the property at 460 Highcroft currently meets the lot size requirement for the zoning district.

Commissioner Flannigan asked when the house on Lot 1 had been removed.

Mr. Dahl stated the previous property owner had removed the home several years ago.

Commissioner Douglas asked why the applicant was making both lots non-conforming rather than maintain one parcel as conforming.

Applicant's representative, George Stickney, 340 Peavey Road, stated only 11 lots in the Highcroft neighborhood meet the 80,000 square foot area. The intent of the proposed new subdivision is to make the price for both properties higher and provided the Richie's with more yard space. The new properties would be in character with the surrounding properties.

Commissioner Iverson stated the change would not impact the character of the neighborhood.

Chair Buchanan opened the public hearing at 7:15 p.m.

Ms. Cindy asked if the Commission would speak to the plan or vision for Wayzata as old houses are being taken down and lots are being subdivided. It appears homes are now taking up the whole lot. She also asked the Commission to speak to the height and aesthetics of houses being built, specifically on Central and LaSalle and how these affect the surrounding neighborhoods.

Chair Buchanan stated the public hearing is for the application being considered for the properties at 450 and 460 Highcroft Rd.

1
2 Commissioner Iverson stated the application that would impact Cindy's neighborhood had been
3 pulled from the agenda.
4

5 There being no additional members of the public wishing to speak, chair Buchanan closed the
6 public hearing at 7:19 p.m.
7

8 There being no further questions or discussion among the Commissioners, Chair Buchanan asked
9 for a motion on the Application.
10

11 Commissioner Iverson made a motion, seconded by Commission Douglas, to direct staff to prepare
12 a draft report and recommendation recommending approval of the preliminary and final plat
13 subdivision and lot size variance for 450 and 460 Highcroft Road. The motion carried
14 unanimously.
15

16 **c.) Wayzata Community Sailing Center – 456 Arlington Cir S**
17 **i. PUD Amendment, Design Review, Variance**
18

19 Consultant City Planner and Senior Planner for WSB & Associates, Breanne Rothstein, stated the
20 applicant, Wayzata Community Sailing Center, and the property owner, Wayzata Sailing
21 Foundation, have submitted a development application to redevelop the property at 456 Arlington
22 Cir S. The applicant is proposing to demolish the existing building, detached deck, and shed on
23 the property and construct a new building and associated facilities for the sailing center. The
24 development application requests approval of a PUD amendment, design review, and setback
25 variance. The PUD zoning district requires a minimum setback of 30 feet from the west property
26 line along Arlington Dr S. The proposed building would be set back 10 feet from the Arlington
27 Dr property line, which requires a variance. The project is subject to the City's general design
28 standards but is not located in any of the specific design districts. The property is unique because
29 the property is surrounded by single-family residential neighborhoods and is not in a commercial
30 area. The project does not meet several of the design standards and the proposal requires design
31 deviations for building width, exterior building materials, and front yard parking. The applicant
32 has submitted a tree preservation and landscape plan for the project. Two significant trees would
33 be removed from the property and three trees from the City's right-of-way for construction of the
34 building and access drives and parking along Arlington Drive.
35

36 Chair Buchanan asked why the front of the building was considered to be along Arlington.
37

38 City Manager Dahl stated Eastman is the front yard, and the variance is requested for the parking
39 to be along Eastman.
40

41 Ms. Rothstein stated the property is a corner lot and is being evaluated as having two front yards,
42 and this is why they are requesting a front yard setback along Arlington as well.
43

44 Commissioner Flannigan asked about the parking at the property.
45

1 Mr. Dahl stated the original PUD included approval for shared parking. The issue is there are a
2 lot of pick-ups and drop offs, and this can cause some congestion. The parking requirements are
3 being met. He stated the parking that would be in the City's right-of-way would be considered
4 public parking. The applicant would need to have approval from the City to make any of these
5 parking stalls as exclusive use for the facility but they are not requesting this.

6
7 Commissioner Flannigan asked if there would be significant impact to the property to the west.

8
9 Mr. Dahl stated the applicant is not planning to make improvements to the west side, and the road
10 would remain a gravel road. There are no increases in impervious surface.

11
12 Commissioner Iverson stated the building along Arlington is long and does not have any
13 architectural elements. She stated she would like to see some of the same wood elements from the
14 other side of the building continued along Arlington.

15
16 Applicant's representative, Jason Vanselow, HGA Architects, 420 N 5th St, Minneapolis, stated by
17 adding this type of element they would be encroaching even further into the setback than what
18 they are asking for. He explained the building was scaled back on this side of the building so that
19 it was not mistaken as the front of the building. They are trying to keep the community action
20 away from the neighborhood.

21
22 Commissioner Iverson stated she would like to see something added that would break up the
23 building so that it is not so industrial looking. She asked why they would be doing unisex
24 bathrooms.

25
26 Mr. Vanselow stated there had been some code implications on how many bathrooms would be
27 needed on the site, and they want to make the facility as accessible and universal as possible for
28 the public. He explained these are fully enclosed lockable rooms.

29
30 Applicant, Matt Thompson, Director at Wayzata Community Sailing Center, 456 Arlington Cir S,
31 explained they had held two open house events for the community and clients and received very
32 little feedback.

33
34 Commissioner Douglas asked if the deck would be installed if they were received the grant they
35 had applied for.

36
37 Mr. Vanselow stated this was correct.

38
39 Commissioner Iverson asked what the applicant meant by planted surfaces in their plans. She
40 stated since the original approval several of the planting in the front have died and not been
41 replaced or been maintained.

42
43 Mr. Vanselow stated planted surfaces would be a small buffer between the building and parking.

44
45 Mr. Thompson stated currently this is part of the fund raising campaign and moving forward it
46 would be included in the operational budget.

1
2 Chair Buchanan expressed concerns about the mass of the west side of the building.
3

4 Mr. Vanselow stated this could be changed and they could incorporate other materials such as the
5 cedar tongue and groove and hardy panel. They would also look at adding other landscaping
6 elements.
7

8 Chair Buchanan opened the public hearing at 7:47 p.m.
9

10 Resident, Mr. Paul Penningroth, 1030 Lake St E, asked if there were plans to use this facility
11 beyond a sailing center.
12

13 Mr. Thompson stated they have been working not to increase peak use, and that they would remain
14 a community organization and facility for other community organizations to use.
15

16 Mr. Penningroth asked if they could have something in writing that ensures the facility would not
17 be moving into the rental business for private events such as weddings. He would like to make
18 sure there are not excessive amounts of people that impact his property and that the noise
19 restrictions continue to be observed.
20

21 Mr. Dahl stated the existing PUD has designated quiet hours of 10 pm to 8 am.
22

23 Mr. Thompson stated the sailing organization does have a no alcohol policy, and this would deter
24 people from wanting to host events at the site. These types of events are typically held at the
25 Wayzata Yacht Club, which is located next door.
26

27 Mr. Jonathan McDonna, former Commodore Wayzata Yacht Club, stated there is currently quiet
28 hours and stipulations on what activities can occur on the property in the original PUD.
29

30 Mr. Thompson stated the capacity of the building is less than 100 people.
31

32 Mr. Penningroth stated he would like to see a condition added that alcohol cannot be permitted at
33 the facility.
34

35 Chair Buchanan stated this is a policy of the Sailing School.
36

37 Mr. Dahl stated this type of condition can be added, but is not recommended.
38

39 There being no other members of the public wishing to address the Commission on this
40 application, Chair Buchanan closed the public hearing at 7:56 pm.
41

42 Commissioner Flannigan stated the changes to the PUD and parking and setback variance requests
43 are reasonable, and he would like to see architectural elements added to the west side of the
44 building.
45

1 Commissioner Douglas stated she would support the design deviations requested for building
2 material.

3
4 Chair Buchanan stated he would also support the variance requests.

5
6 Commissioner Iverson stated the neighboring property appreciates the Sailing School as a
7 neighbor and appreciates the consideration they have taken in the building design.

8
9 There being no further questions or discussion among the Commissioners, Chair Buchanan asked
10 for a motion on the Application.

11
12 Commissioner Iverson made a motion, seconded by Commissioner Flannigan, to direct staff to
13 draft a Planning Report and Recommendation with appropriate findings recommending approval
14 of the PUD amendment, design review and design deviations, the setback variance along Arlington
15 Dr S and the variance for front yard parking along Arlington Dr S. The motion carried
16 unanimously.

17
18 Commissioner Iverson asked that the City Manager Dahl include information for the City Council
19 to consider including a condition of approval that there be no alcohol sold on the property.

20
21 City Manager stated staff could look at options to present to the Planning Commission at the next
22 meeting, and the Commission could amend the recommendation based on this information.

23
24
25 **AGENDA ITEM 6. Other Items:**

26
27 **a.) October 16th City Council Meeting Report – Commissioner Douglas**

28
29 Commissioner Douglas provided an update on the October 16 City Council regular meeting and
30 workshop meeting. During the workshop the Council reviewed the CIP funds. The regular
31 Council meeting included an update of the Lake Effect, the approval of the rezoning of 235 and
32 239 Lake St, a recommendation to make changes to the Fee In Lieu of Parking Policy (FILOP)
33 and bring those back for consideration. The City Council also approved adding delinquent utility
34 bills to property taxes assessments, the development and FILOP agreement for 326 and 332
35 Broadway Ave, an agreement with Civitas to explore alternative roadway alignments on the south
36 side of Lake St, and the grant agreement for the Wayzata Sailing School.

37
38 **b.) Review of Development Activities**

39
40 City Manager Dahl stated Broadway Place construction was set to begin, and the Hughes and Hoyt
41 developments would start digging the beginning of 2019.

42
43 **c.) Next Meeting is November 19, 2018**

44
45 Chair Buchanan stated the next Planning Commission meeting was scheduled for November 19,
46 2018.

1
2
3 **AGENDA ITEM 7. Adjournment.**
4

5 There being no further business on the agenda, Chair Buchannan asked for a motion to adjourn.
6

7 Commissioner Iverson made a motion, seconded by Commissioner Douglas, to adjourn the
8 Planning Commission meeting. The motion carried unanimously.
9

10 The Planning Commission meeting was adjourned at 8:12 p.m.
11

12 Respectfully submitted,
13

14 Tina Borg

TimeSaver Off Site Secretarial, Inc.