

## WAYZATA PLANNING COMMISSION

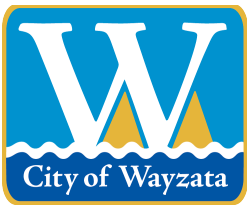
### Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street  
Monday, June 17, 2019  
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
  - a. Approval of May 20, 2019 Meeting Minutes
  - b. Approval of May 29, 2019 Work Session Minutes
5. **Old Business Items**
  - a. Request to Table the Review of the Boatworks Redevelopment Planned Unit Development Concept Plan, Shoreland Impact Plan/Conditional Use Permit, and Zoning Ordinance Text Amendments at 294 Grove Lane East to the July 15, 2019 Planning Commission meeting.
  - b. Sanborn Residence - 1400 Holdridge Lane  
Review of House Plans
6. **Public Hearing Items**
  - a. Consideration of Development Application of Wayzata Woods Density and Non-Conforming Use Variances at 240 Central Avenue North (Tabled at request of the applicant)
  - b. Consideration of the Development Application for The Brost Clinic Sign Area and Non-Conforming Use Variances at 1421 Wayzata Blvd East
7. **Other Items**
  - a. Review of Development Activities
  - b. June 11th City Council Meeting Report
8. **Adjournment**

Upcoming Meetings:  
City Council - June 18, 2019  
Planning Commission - July 1, 2019

Members of the Planning Commission and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



## City of Wayzata Planning Commission Agenda Report

|                                                        |                          |
|--------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> June 17, 2019                     | <b>AGENDA ITEM:</b> 4.a. |
| <b>TITLE:</b> Approval of May 20, 2019 Meeting Minutes |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner     |                          |
| <b>REVIEWED BY:</b> Eric Zweber, Planning Consultant   |                          |
| <b>60 DAY DEADLINE:</b> N/A                            |                          |

**BACKGROUND:**

N/A

**ACTION REQUESTED:**

City staff recommends that the Planning Commission approve the draft minutes.

**ATTACHMENTS:**

1. 2019-05-20\_PC Minutes\_Draft

**WAYZATA PLANNING COMMISSION  
MEETING MINUTES  
May 20, 2019**

**AGENDA ITEM 1. Call to Order**

Chair Flannigan called the meeting to order at 6:30 p.m.

**AGENDA ITEM 2. Roll Call**

Present at roll call were Commissioners: Parkhill, Plantan, Merriam, Flannigan, Douglas, Iverson and Bashioum. Absent: none. Interim Director of Planning and Building Eric Zweber, Planning Consultant, Stephanie Falkers, Assistant Planner, Nick Kieser, and City Attorney Barbara Ross were also present.

**AGENDA ITEM 3. Approval of Agenda**

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

Commissioner Bashioum asked to add the April 16<sup>th</sup> City Council Meeting Report to the agenda.

Chair Flannigan suggested that the report be added as item 7a of the agenda.

Commissioner Douglas made a motion, seconded by Commissioner Plantan, to approve the May 20, 2019 agenda with the addition of the April 16<sup>th</sup> City Council Meeting Report to item 7. The motion carried unanimously.

**AGENDA ITEM 4. Consent Agenda**

**a.) Approval of March 18, 2019 Meeting Minutes**

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

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

**AGENDA ITEM 5. Old Business Items:**

**a.) None**

**AGENDA ITEM 6. Public Hearing Items:**

**a.) Consider Recommendation to Submit 2040 Comprehensive Plan to the Metropolitan Council**

Interim Director of Planning and Building, Eric Zweber, stated that the City of Wayzata has retained SRF to assist with the updating of the 2040 Comprehensive Plan. The Planning Commission had been presented with a memorandum from Stephanie Falkers, of SRF Consulting Group, highlighting the major changes from the 2030 Comprehensive Plan, the comments received regarding the update, and the resolution that the City Council will need to adopt in order to submit to the Metropolitan Council. He stated that Ms. Falkers will present the overview with a PowerPoint presentation. He added that after opening the Public Hearing and taking into account comments, City staff recommends that the Planning Commission recommend to the City council the submittal of the Wayzata 2040 Comprehensive Plan to the Metropolitan Council.

Chair Flannigan asked if the Planning Commission should be making a recommendation for submittal with or without modifications.

Interim Director Zweber replied that the City Council will take the modifications recommended by the Planning Commission into consideration and the City Council will determine if the modifications will be added to the Plan or not. He advised the Planning Commission that if they decide to recommend modifications to the Plan that they vote on each item separately to assure clarity.

Senior Associate Planner, Stephanie Falkers, SRF Consulting Group, stated that she will walk the Planning Commission through each chapter of the Comprehensive Plan, explain the changes from the 2030 to the 2040 plan, provide an update on the process, and then open to the Public Hearing. The information that she shared was submitted to the Planning Commission and presented through a PowerPoint presentation. In addition to the information shared, the Planning Commission was also given a reference guide that highlights the 2030 to 2040 Plan changes. She stated that the biggest updates were to the Vision and Goals that are explained in chapter 1 of the 2040 Comprehensive Plan. Other items highlighted are the updated forecasts, updates in existing and future land use, updates to reflect recent planning efforts including the Wastewater and Sewer Plans and the Parks and Trails Master Plan, and Implementation Actions added to support the 2040 Vision. She provided a process update that explained an Affected and Adjacent Review was conducted and the information received was added to the Plan. A Public Meeting with an online component was created to gather additional comments and feedback. She noted that the Parks and Trails Master Plan is referred to in the 2040 Comprehensive Plan, but the approval process of that plan is separate.

Chair Flannigan asked for clarification regarding the including of the Parks and Trails Master Plan in the 2040 Comprehensive Plan.



1 Ms. Falkers responded that the Met Council has requirements regarding Parks and Trails Systems  
2 that need to be addressed within a Comprehensive Plan. Including the Parks and Trails Master  
3 Plan demonstrates that there is a plan in place and it is a guiding document for the Parks and Trails.  
4 She further added that the Parks and Trails Master Plan does not have to be complete for the 2040  
5 Comprehensive Plan submission. Ms. Falkers stated that some of the changes were made as a  
6 result of the Open House. These included updated categories used in the existing land use plan to  
7 mirror those used in the future land use plan, modified the name of the new residential district to  
8 “Central Core Residential” to reduce confusion, updated transportation figures in response to  
9 Plymouth’s comments, updated colors on Figure 4 to demonstrate 2030 to 2040 changes, and  
10 updated the low density range to 10 units per acre for Mixed-Use Commercial/Residential. Ms.  
11 Falkers explained the required 6-month affect and adjacent review will conclude on June 17<sup>th</sup>. She  
12 added that following the Planning Commission Public Hearing on May 20<sup>th</sup> the Plan will be  
13 reviewed with the City Council on June 4<sup>th</sup>. If approval is granted to submit to the Met Council,  
14 this can occur as soon as June 18<sup>th</sup>. The Met Council would then review the Plan to determine if  
15 it addresses all of the regional elements required. Once approved, the Plan would return to  
16 Wayzata for adoption and implementation.

17  
18 Chair Flannigan asked the Commission if there were any questions or comments for Ms. Falkers.

19  
20 Commissioner Douglas asked for clarification as to which document the Planning Commission  
21 would use as they consider new applications.

22  
23 Ms. Falkers replied that the Planning Commission would continue to refer to the 2030  
24 Comprehensive Plan until the 2040 Comprehensive Plan is adopted.

25  
26 Interim Director Zweber stated that it is possible to review a proposal based on the 2040  
27 Comprehensive Plan but a condition would need to be added that states the plan cannot go into  
28 effect until the plan is actually adopted.

29  
30 Commissioner Iverson stated that they have received two different land use color-coded maps  
31 labeled as Figure 4. She asked for clarification as to which one is current.

32  
33 Ms. Falkers replied that the map given to the Planning Commission at the meeting is the most  
34 current map. She added that the only changes to the maps is the order of key and changes in the  
35 colors used. She reiterated that there were no changes made to the locations on the map.

36  
37 Commissioner Iverson pointed out a couple of properties that appear to have been assigned to a  
38 different color group. She asked for clarification.

39  
40 Ms. Falkers replied that the properties that Commissioner Iverson identified continued to be in the  
41 same color group in both maps.

42  
43 Commissioner Parkhill identified a lot that was previously listed as open space and is now listed  
44 as medium density.

1 Ms. Falkers reviewed information and stated that there was no intent for that space to change and  
2 it would continue to be marked as open space. She added that Figure 1 is the existing plan. Figure  
3 4 demonstrates the changes from the 2030 Comprehensive Plan to the 2040 Comprehensive Plan.  
4 The Figure 4 presented at the meeting is the same map but has different coloring and order in the  
5 key. She added that there was no intent to change the zoning of the lot and that it can be modified  
6 on the map to properly identify it if the Planning Commission wants to put that forward to the City  
7 Council.

8  
9 Commissioner Parkhill asked if it was necessary to change the identification of the lot so that it  
10 would be added to the City's requirement of open space.

11  
12 Ms. Falkers replied that the City does not have an open space requirement.

13  
14 Commissioner Merriam asked for clarification regarding the tier system that is being eliminated.

15  
16 Ms. Falkers replied that the tiered system was within the goals and policies of the land use chapter  
17 and focused on providing guidelines of the timing of pursuing different goals. She stated that the  
18 advisory committee determined that the guidelines were confusing and ambiguous and decided to  
19 remove them.

20  
21 Commissioner Merriam stated that the Central Core Residential states three to eight units per acre.  
22 The current ordinance states 9,000 square-feet per unit and there is only 44,000 square feet in an  
23 acre. This would equal about 5 units per acre. She asked how this obvious discrepancy was going  
24 to affect the planning going forward.

25  
26 Ms. Falkers replied that existing densities were used to identify the areas. She added that additional  
27 ordinance amendments may be warranted to better implement plans.

28  
29 Commissioner Merriam stated that based on this information an applicant could apply to build  
30 eight units on their one acre of property. She expressed concerns that the 9,000 square-foot  
31 requirement would no longer be required.

32  
33 Ms. Falkers replied that this doesn't only include single-family units, but it includes multi-family  
34 unit opportunities. She added that an application for consideration of anything more than a single-  
35 family unit would require subdivision and thus additional processes. She clarified that the  
36 proposed zoning identification allows more flexibility to the property owners and the City.

37  
38 Interim Director Zweber stated that the community will need to look at the zoning ordinances and  
39 determine if there are changes required. He added that there are property development provisions  
40 within the zoning ordinances and the Planned Unit Development may be that basis to meet that  
41 density while still allowing flexibility to meet the required range.

42  
43 Commissioner Merriam referred to a table for 2010 and 2017 that indicated that currently multi-  
44 family or five units or greater makes up 44.1% of the housing stock in Wayzata and that makes it  
45 the largest category. She asked where the push for increasing density is coming from when the  
46 City already has a large percentage of multi-family housing.

1  
2 Ms. Falkers replied that the community vision that was established discussed continuing to have  
3 options for a variety of residents.

4  
5 Commissioner Merriam added that she would expect the 44.1% to increase due to a number of  
6 multi-family housing that are currently under construction. She stated that she is having a hard  
7 time understanding why we are allowing greater density to happen in the City.

8  
9 Chair Flannigan asked for clarification of why the orange, going low-density to central core is such  
10 a big part of the town.

11  
12 Ms. Falkers replied that the focus is to allow flexibility and options. There are still zoning  
13 requirements, setbacks, and lot coverage requirements that need to be met.

14  
15 Chair Flannigan clarified that anything on Figure 4 that's identified as low-density to central core  
16 would not be available to put a four-unit housing structure in the neighborhood.

17  
18 Ms. Falkers replied that the current low-density residential, which is the majority of the central  
19 core in orange in Figure 4, states one to four units per acre.

20  
21 Chair Flannigan replied that the ordinance states one to four homes and not units. He asked for  
22 clarification for the difference of a home and a unit. He stated that the potential of changing the  
23 language from home to unit could potentially quadruple the number of families that could live in  
24 the central core. He asked who was driving the community vision to make these changes.

25  
26 Ms. Falkers replied that the community vision is the core foundation that was determined through  
27 work with the advisory committee to lay out the new land use districts. Jeff Thompson, former  
28 Director of Planning and Building, and that committee assisted with the development of the density  
29 ranges.

30  
31 Commissioner Bashioum asked what was driving the "uptick" in population. She asked if the Met  
32 Council is stating that Wayzata needs to grow by a prescribed amount.

33  
34 Ms. Falkers stated that Met Council provided growth forecasts that were reviewed by the City.  
35 These forecasts allow the City to plan ahead to assure that they are prepared to meet the potential  
36 growth that is forecasted for an area.

37  
38 City Manager, Jeff Dahl, stated that a four-plex on a quarter acre lot would be 16 units, and that is  
39 not what the plan is referring to. The max for the district would be eight units with some flexibility  
40 to allow more affordable rental units.

41  
42 Commissioner Iverson asked how concerns with traffic would be addressed.

43  
44 Planning Consultant, Marie Cote SRF Consulting, responded that her role on the project was to  
45 address the transportation plan. They used the Met Council's regional model for the seven-county  
46 area and it attempts to forecast capacity issues and congestion of roadways in 2040. She stated

1 that the model assumed that Lake Street, due to the Lake Effect Project, would be reconstructed  
2 into a two-lane roadway. She added that the models are a planning level exercise and need to be  
3 repeated as development continues.

4  
5 Commissioner Douglas expressed concerns regarding holiday weekend and summer traffic. She  
6 asked if seasonality was taken into consideration.

7  
8 Ms. Cote responded that the average peak hour traffic was considered and they did identify some  
9 challenges to specific areas. Once challenges are identified the next step would be to make  
10 decisions on what improvements or investments on the roadways need to occur. She added that  
11 parking continues to be a concern for the City. She stated that one way to address this could be  
12 through wayfinding. This is a process of guiding patrons, through the use of signage, to pre-plan  
13 and direct them to available parking. She stated that they have considered summer traffic in their  
14 plans.

15  
16 Commissioner Merriam stated that the transportation plan within the Comprehensive Plan showed  
17 a red zone on Wayzata Blvd which indicated it is already at capacity.

18  
19 Ms. Cote responded that during peak hours it is determined that there isn't significant congestion.  
20 There may be delays, but the question would be is it acceptable to drivers traveling during peak  
21 hours.

22  
23 Commissioner Merriam stated that she believes that a lot of people would feel that it is not  
24 acceptable. She referred to a comment from an online responder that indicated concern with traffic  
25 in Wayzata.

26  
27 Commissioner Douglas stated that the Lake Minnetonka Trolley has disbanded their operation and  
28 should be removed from the transportation section of the plan. She also added that in two separate  
29 locations of the Comprehensive Plan it states that working day population is one and a half times  
30 the resident population, but this isn't represented in any of the charts. She referred to a chart on  
31 page 11 that states the population is 4983 and the employment is 5127, she explained that this does  
32 not demonstrate a one and a half times increase.

33  
34 Ms. Cote responded that she will look into the trolley issue and remove the information if  
35 warranted.

36  
37 Commissioner Plantan stated that 2040 Comprehensive Plan mentioned an extension of a road  
38 down to Ferndale. She added that this has been approved by the City Council and that it should  
39 be added to the transportation plan within the 2040 Comprehensive Plan.

40  
41 Ms. Cote, responded that she did not include that information in her plan, but she believed that the  
42 information was available from staff and she will look into it.

43  
44 Commissioner Douglas stated that she wants it noted that the Lake Effect Projects are privately  
45 funded and are not funded by the City.

1 Ms. Falkers responded that this can be included.

2  
3 Commissioner Plantan stated that the entire document mentions the Lake Effect changes and how  
4 they are planning for those. She questioned how they plan for Lake Effect change when they don't  
5 even know if it is actually happening.

6  
7 Commissioner Merriam stated that the population in 2010 was 3688 and in 2020 it is projected to  
8 be 4983 which is a 30% increase. She asked what the current population is.

9  
10 Ms. Falkers responded that in 2017 Met Council estimated the population to be 4804.

11  
12 Commissioner Bashioum stated that there is a parcel on Peavey lane adjacent to the Blake school  
13 that was changed from low density to medium density.

14  
15 Ms. Falkers responded that the parcel was changed from medium density to low density to reflect  
16 a decision made by the Planning Commission a few months ago.

17  
18 Commissioner Bashioum stated that chapter 8, page 18, reads: Broadway Avenue short term  
19 bicycle lane designation is recommended to provide access to the enthusiastic and competent rider.  
20 She added that her understanding was that it was going to be created as a leisurely, family-friendly  
21 bike path, and the written description does not describe that.

22  
23 Ms. Falkers explained that she does not have a specific answer to that question.

24  
25 Commissioner Bashioum expressed concern with the co-mingling of the many different plans and  
26 the Comprehensive Plan. She stated that it is difficult to determine what is going to be part of the  
27 Plan and what will be determined at a later time through a different plan. She referred to the  
28 inclusion of the Parks and Trails Master Plan and the Lake Effect Project as referenced.

29  
30 Ms. Falkers replied that the intent of the Comprehensive Plan is to attempt to be prepared for things  
31 that may occur and have plans for accommodating as necessary. The Comprehensive Plan should  
32 hopefully support those recommendations that were made through the detailed studies that helped  
33 create the plans such as the Parks and Trails Master Plan.

34  
35 Chair Flannigan stated that following the public hearing the Commission will have more  
36 opportunity to ask additional questions and provide comments.

37  
38 Chair Flannigan opened the public hearing at 7:33 p.m.

39  
40 Resident, Barry Petit, 420 Peavey Lane, stated that the wonderful, utopian ideals that are outlined  
41 in a Comprehensive Plan, if achieved would most likely increase the average housing price into  
42 the high seven-digit area. The word "charming" is used often in the Plan and he questioned the  
43 use of the adjective to describe the activity currently occurring in Wayzata. He added that the  
44 topic of affordable housing is mentioned in the plan and he stated that there is confusion and  
45 question about the intent and meaning. He would like Wayzata to not consider itself average and  
46 acknowledge the specifics that raise it to an elite location to live. He highlighted items found in

1 the 2040 Comprehensive Plan that are related to the budget and he stated that if these items are in  
 2 the plan and are not challenged then they have the potential to become future problems. He also  
 3 added that traffic continues to be an issue in the City and there appears to be a conscious effort to  
 4 ignore this fact. He added that anyone who drives on Wayzata Blvd knows it is a problem. He  
 5 added that it is important to consider changes in travel patterns that result from intersection  
 6 realignment and this may cause major concerns for resident neighborhoods. He also challenged  
 7 the idea that shoppers will park and then determine their walking route and in fact he believes that  
 8 shoppers will view the door of their intended location first and then find parking. He questioned  
 9 the former statement as being an accurate pattern for commercial. He stated that it is difficult to  
 10 determine the increased traffic demand caused by our pedestrian friendly, walkable,  
 11 multigenerational, vibrant, sustainable, charming, biking friendly, ride a trolley, diverse  
 12 community. He added that when you are wrong, you are wrong forever. He stated that the Plan  
 13 also included a line that states Wayzata hosts a pedestrian only Lake Street. He explained that as  
 14 an example of something that needs to be taken out because if it remains it happens. Density has  
 15 an impact on traffic. Assisted driving is a relatively newer solution to not owning a vehicle but its  
 16 consequence to the City could be to increase traffic because these vehicles do not park. He added  
 17 that the weather also has an impact on pedestrian traffic. He would like to see a statement added  
 18 like the one in the 2030 Comprehensive Plan that acknowledged that “Wayzata is constantly  
 19 challenged to balance the preservation of its modest roots and confronting the realities of big city  
 20 development dynamics, and these dynamics are in constant play on a community stage where  
 21 change can be difficult”. He would also like to echo the statement that “we’re concerned about  
 22 not being able to capitalize on opportunities because of high property values, but we also recognize  
 23 that high property values allow us to be who we are today”. He read the following statement from  
 24 the 2040 Comp Plan: “walkable communities lead to increased economic activity”. He added that  
 25 he would like to see the data on that. He ended by stating that “the hyperbole in the Plan hasn’t  
 26 been challenged because it doesn’t need to be there, and it doesn’t do any good.”

27  
 28 Development Consultant, Terry Schneider, Project Developers, stated that he has worked on many  
 29 projects in Wayzata and he believes that he understands the community, its desires, and some of  
 30 the aspirations. He has read the 2040 Plan and believes it does a nice job of recognizing some of  
 31 the aspirations. He acknowledges that it is often hard to implement a belief. He warns that a guide  
 32 plan sets a bar that everything must meet over time. He stated that a lot of developers want as  
 33 much density as possible because the theory is that it makes more money. He stated that this is  
 34 not always reality. He added that it is more about the flexibility to do the right thing, for the right  
 35 site, for the right purpose, with the right market, and understanding the adjacency. He stated that  
 36 he is a firm believer in mixed use, both horizontal and vertical, because it adds vibrancy and  
 37 walkability. He added that placing strict minimum density requirements in the mixed-use  
 38 commercial-residential district, without having flexibility, will limit redevelopment of difficult  
 39 locations. He suggested that if a minimum needs to be set, make it low enough to allow some  
 40 flexibility. He added that this may facilitate more redevelopment in a wholesome way rather than  
 41 it being stymied in the future. He questioned similar restrictions in the central business district.  
 42 He would like to see a clarity of wording in the Plan for chapter 3, Land Use, pages 313-314 that  
 43 requires a 60-40 split in the mixed-use, commercial-residential, and central business district. He  
 44 would like to see the goal clarified to state: 60-40 is an aggregate for the entire category and not  
 45 per parcel.

1  
2 Commissioner Merriam stated that the wording of “multi-family units at a density of 14 units per  
3 acre or greater” likely means at least 14 units per acre and not that you need an acre or more. She  
4 added that this type of wording is used several times in the document.

5  
6 There being no one else wishing to comment on the proposed 2040 Comprehensive Plan, Chair  
7 Flannigan closed the public hearing at 7:45 p.m.

8  
9 Chair Flannigan asked the Commissioners to provide feedback as to their thoughts on the  
10 document.

11  
12 Commissioner Bashioum stated that she would agree to strike the “pedestrian only” vision for  
13 Lake Street. She added that she was privy to conversations regarding the reason for increased  
14 property taxes. The explanation given was that the cost of the land has increased, and this drives  
15 the property taxes. She questioned how the City is going to accommodate affordable housing,  
16 increasing density may not be a solution.

17  
18 Commissioner Parkhill stated that he is uncomfortable approving a document that he doesn’t  
19 completely understand. He questioned what the process would be for approval, and if there were  
20 additional opportunities to make recommendations prior to submission.

21  
22 Chair Flannigan explained that he believes that the Planning Commission is being asked to provide  
23 recommendations for the City Council to consider during their review of the Plan. They would  
24 then submit the Plan to the Met Council. The Met Council would make recommendations. He  
25 asked if those recommendations would be brought back to the Planning Commission or to the City  
26 Council.

27  
28 Interim Director Zweber stated that the Met Council will approve or return with comments. Staff  
29 will work with the Met Council to determine the substance of the comments and if the document  
30 needs to be returned to the Planning Commission and City Council for feedback on how to address  
31 the issues. Once the Met Council approves the document, then the City Council will vote to adopt  
32 the document.

33  
34 Chair Flannigan asked what the timeline is for submission of the document.

35  
36 Interim Director Zweber replied that the document needs to be submitted to the Met Council by  
37 the end of June. If the Met Council determines that the document is complete, they would then  
38 have 120 days to review it.

39  
40 Commissioner Parkhill stated that he believes the document has some ambiguity in it that makes  
41 it impossible to know the impact of exactly what some of these changes are going to make. He is  
42 not comfortable moving forward at this time.

43  
44 Commissioner Douglas stated that she lives in a townhome in downtown Wayzata and enjoys the  
45 walkability and biking opportunities. She stated that the Met Council identified Wayzata as  
46 suburban, but yet the document has a more urban design. She believes that this is where there is

1 conflict. She raised concerns with the order that the different plans are presented makes a  
2 statement about importance. It was noted that the 2030 Plan discussed the Roadway system plan  
3 first, and the 2040 Plan discusses the Park and Trail system plan first. She asked who is driving  
4 the density issue, and if it isn't driven by the Met Council, then why is Wayzata pushing it. She  
5 added that at this point, the document is a little too much forward for her.

6  
7 Commissioner Merriam provided statistics from the 2040 Comp Plan that demonstrates that  
8 Wayzata has exceeded the allocations set forth by the Met Council. There needs to be 39 units at  
9 or below 30 ami, there are 219. There needs to be 27 units at 31 to 50 ami, there are 282. There  
10 are 22 units required at 51 to 80 ami, there are 547. The point is that there are a lot of multi-  
11 family, affordable housing options in Wayzata. It may be difficult to find affordable single-family  
12 homes in Wayzata and there may not be a lot that can be done about that. She added that there is  
13 a lot of talk about density within the document, she is unsure why this has been included in the  
14 Plan.

15  
16 Commissioner Plantan thanked those that spoke at the public hearing. She stated that it is  
17 important to hear from the community. She agreed with her fellow Commissioners that there  
18 appears to be some reluctance to move forward with the document as it is written, she asked what  
19 options the Commission has to consider.

20  
21 Ms. Falkers stated that there is a little bit of time available prior to the end of June deadline.

22  
23 Chair Flannigan asked if it would be possible to do a workshop before the June 4<sup>th</sup> Planning  
24 Commission meeting, where Ms. Falkers and the Commission could discuss and layout the  
25 changes they would like to recommend for the City Council's review. This workshop would also  
26 be open to the public.

27  
28 Commissioner Iverson stated that she agrees that the document needs to be further reviewed in  
29 light of many of the comments heard tonight. She believes that the Lake Effect plan needs to be  
30 removed from the document. She would also like to see the Park and Rec plan removed from the  
31 document. These items do not have resources attached to the plans and these shouldn't be part of  
32 the Plan unless there are plans for maintenance. She added that she is concerned with density and  
33 the effect the increase will have on their already existing traffic problem. She read a comment  
34 from a resident that asked, "why are we making our town a tourist destination at the expense of  
35 the residents?" She agreed with the Commissioners that have suggested a workshop to address  
36 concerns.

37  
38 Chair Flannigan stated that during his time on the Commission he believes they have been fairly  
39 pro-development and focused on moving forward with a certain vision. He is uncomfortable with  
40 the direction that the Comp Plan appears to be moving in. He added that the tone of the document  
41 is concerning. He stated that the low-density housing stock drives the city and changing it to  
42 something called the central core potentially changes the entire dynamic of certain neighborhoods.  
43 He stated that he is no longer comfortable walking across Wayzata Blvd with his family. He added  
44 that there a lot of families that walk to access downtown, and with the increase in traffic it creates  
45 an unsafe situation.



1 Chair Flannigan stated that he agrees that a workshop to lay out the various changes that the  
 2 Planning Commission would like to offer the City Council is prudent. He asked for a timeline to  
 3 notify the public of a workshop.

4  
 5 Interim Director Zweber replied that the public would require three days' notice. He will work on  
 6 putting out a poll to determine potential workshop dates.

7  
 8 Commissioner Bashioum made a motion, seconded by Commissioner Parkhill, to table the  
 9 Consideration of Recommendation to Submit 2040 Comprehensive Plan to the Met Council to a  
 10 future Planning Commission meeting, following a to-be-determined workshop to further discuss  
 11 the 2040 Comprehensive Plan and lay out the changes the Planning Commission would like to  
 12 offer the City Council. The motion carried unanimously.

13  
 14 Chair Flannigan asked the Commissioners to be attentive and timely in responding to the request  
 15 for availability that they will be receiving tomorrow as work to schedule the workshop begins.

16  
 17 Interim Director Zweber encouraged the Commissioners to respond to the email by replying to  
 18 him or Nick, but not to reply to all.

19  
 20 **AGENDA ITEM 7. Other Items:**

21  
 22 **a.) April 16<sup>th</sup> City Council Meeting Report - Commissioner Bashioum**

23  
 24 Commissioner Bashioum provided a report on the April 16<sup>th</sup> City Council meeting. She noted that  
 25 residents were allowed to appeal property change increases to Wayzata's City Assessor, Rolf  
 26 Erickson. He was present at the meeting to explain the valuation and justify the increases. The  
 27 easement agreement for the Ventana Condo was passed. The City policy on technology was  
 28 passed. The professional services agreement with WSB Association for interim planning services  
 29 due to the departure of Jeff Thomson was approved. The meeting adjourned at 8:26 p.m.

30  
 31 **b.) May 7<sup>th</sup> City Council Meeting Report – Commissioner Merriam**

32  
 33 Commissioner Merriam provided a report on the May 7<sup>th</sup> City Council meeting. She noted that  
 34 most of the Commissioners were present for the workshop to discuss Lake Effect that occurred  
 35 prior to the City Council meeting. The meeting began with recognition for a couple of people.  
 36 The consent agenda included renovations to City Hall and city sidewalk café permits. Some bonds  
 37 were issued. Wayzata received a AAA rating. The Auditor's report was shared, which issued a  
 38 clean opinion with some recommendations for changes. Finally, there were a couple of  
 39 announcements to conclude the meeting.

40  
 41 Chair Flannigan stated that he has had the opportunity to address the City Council with updates  
 42 regarding the Planning Commission. He stated that the City Council expressed appreciation for  
 43 the Commissions quality of work and the dedication of the Commissioners that has been  
 44 demonstrated through the high rate of attendance.

45  
 46 **c.) Review of Development Activities**

1  
2 Assistant Planner, Nick Kieser stated that there are a number of projects that are currently under  
3 way. The June 3<sup>rd</sup> Planning Commission meeting will have three new development applications  
4 on the agenda. Highcroft North, 153 Peavey Lane is coming back again looking for a lot split.  
5 Wayzata Woods, 230 Central Avenue is applying for two variances. One of the variances is for  
6 expansion of legal non-conforming because it is already over the density requirements in the area.  
7 The third application is for the Boatworks project that has a lot of components to it. He stated that  
8 the next meeting for the Planning Commission would be June 3<sup>rd</sup>, 2019.

9  
10 Commissioner Bashioum asked if it was possible to get the packets for the next Planning  
11 Commission earlier due to the bulk of information that will be discussed at the meeting.

12  
13 Interim Director Zweber stated that due to the Memorial Day holiday, it is unlikely that the  
14 information can be available at an earlier date.

15  
16 Chair Flannigan stated that Former Director of Planning and Building, Jeff Thomson, frequently  
17 emailed the Commissioner's information as it became available.

18  
19 Interim Director Zweber replied that he can email the Commissioners when the agenda has been  
20 posted.

21  
22 **AGENDA ITEM 8. Adjournment.**

23  
24 There being no further business on the agenda, Chair Flannigan asked for a motion to adjourn.

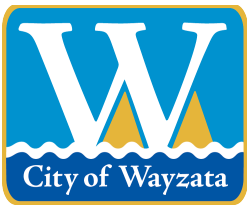
25  
26 Commissioner Plantan made a motion, seconded by Commissioner Merriam to adjourn the  
27 Planning Commission meeting. The motion carried unanimously.

28  
29 The Planning Commission meeting was adjourned at 8:49 p.m.

30  
31 Respectfully submitted,

32 Jenny Groess

33 *TimeSaver Off Site Secretarial, Inc.*



## City of Wayzata Planning Commission Agenda Report

|                                                             |                          |
|-------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> June 17, 2019                          | <b>AGENDA ITEM:</b> 4.b. |
| <b>TITLE:</b> Approval of May 29, 2019 Work Session Minutes |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner          |                          |
| <b>REVIEWED BY:</b> Eric Zweber, Planning Consultant        |                          |
| <b>60 DAY DEADLINE:</b> N/A                                 |                          |

**BACKGROUND:**

N/A

**ACTION REQUESTED:**

Staff recommends that the Planning Commission approve the draft minutes.

**ATTACHMENTS:**

1. 2019-05-29\_PC Workshop Minutes\_DRAFT

**WAYZATA PLANNING COMMISSION  
WORKSHOP MEETING MINUTES  
MAY 29, 2019**

**2040 Comprehensive Plan**

Chair Flannigan called the meeting to order at 5:00 p.m.

Present at roll call were Commissioners: Bashioum, Douglas, Flannigan, Iverson, Merriam, and Plantan. Absent: Parkhill. City Manager Jeff Dahl, Interim Community Development Director Eric Zweber, Assistant Planner Nick Kieser, City Attorney David Schelzel, Director of Public Works/City Engineer Mike Kelly, Planning Consultant Stephanie Fakers, and Planning Consultant Marie Cote were also present.

Interim Community Development Director reviewed the role of the Comprehensive Plan and how that correlates to land use decisions and development review.

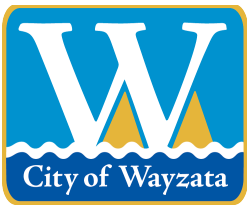
City Manager provided a summary of the Wayzata 2040, Sailing Ahead visioning process, and reviewed the vision statement and guiding principles.

Planning Consultant, Ms. Fakers, reviewed the Metropolitan Council's minimum requirements that are needed in the Comprehensive Plan. Ms. Fakers provided a summary of the changes from the 2030 Comprehensive Plan to the 2040 Comprehensive Plan. Ms. Fakers also described the land use designations and what density the designations are.

The Planning Commission reviewed the Plan and provided feedback to staff on what concerns they had and changes they recommend. Proposed updates related to language changes throughout the Plan and density changes in the land use designations. These updates were to be brought back to the Planning Commission for action on the June 3, 2019 Planning Commission meeting.

There being no further business on the agenda, Chair Flannigan adjourned the workshop meeting at 6:30 p.m.

Respectfully submitted,  
Nick Kieser  
Assistant Planner



## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                                                                                                                                                             |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> June 17, 2019                                                                                                                                                                                                                                          | <b>AGENDA ITEM:</b> 5.a. |
| <b>TITLE:</b> Request to Table the Review of the Boatworks Redevelopment Planned Unit Development Concept Plan, Shoreland Impact Plan/Conditional Use Permit, and Zoning Ordinance Text Amendments at 294 Grove Lane East to the July 15, 2019 Planning Commission meeting. |                          |
| <b>PREPARED BY:</b> Eric Zweber, Planning Consultant                                                                                                                                                                                                                        |                          |
| <b>REVIEWED BY:</b> Jeff Dahl, City Manager                                                                                                                                                                                                                                 |                          |
| <b>60 DAY DEADLINE:</b> July 22, 2019                                                                                                                                                                                                                                       |                          |

### **BACKGROUND:**

Rick Born has reviewed the comments that were received from the Planning Commission and the public during the June 3 Planning Commission meeting regarding their proposal. Mr. Born and his design team are revising the building plans to reduce the building height and massing. To allow the Planning Commission to review these plans, and sufficient time to provide notice to the community of the revisions, the applicant has requested to table the review of the Boatworks redevelopment until the July 15, 2019 Planning Commission meeting.

Attached to this memorandum is the applicant's written request. Terry Schneider, from the design team, will be at the Planning Commission to address any questions that the Commission may have.

### **ACTION REQUESTED:**

Table the discussion and action on this application to the July 15, 2019 Planning Commission meeting.

### **ATTACHMENTS:**

1. TableRequest\_RickBorn\_06132019



RECEIVED

JUN 13 2019

CITY OF WAYZATA

Eric Zweber  
Interim Planning Director  
City of Wayzata  
600 East Rice Street  
Wayzata, MN 55391

Re: Request to table action by Planning Commission on Boatworks Re-imagined project

Eric,

This letter is to formally request a postponement on the recommendation for denial of the Boatworks Re-imagined concept plan that was deliberated at the June 3<sup>rd</sup> Planning Commission meeting.

We listened to the comments and concerns of the public and Planning Commission regarding the project's height and mass. While we may not be able to address everyone's concerns, we did go back to the drawing board, and our development consultants have developed an alternative concept that we feel significantly reduces the height and mass of the building. We would be glad to provide a review of the revised concept with you and the Planning Commission, but also need additional time to develop the concept and provide updated imagery for the new concept.

Let me or my owner's representative, Terry Schneider, know if you have any questions regarding our request.

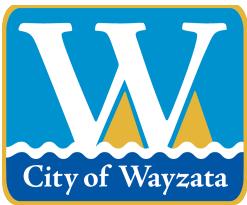
Sincerely,

A handwritten signature in black ink, appearing to read "Rick Born".

Rick Born  
Boatworks II, LLC

Boatworks II, LLC

294 Grove Lane E Wayzata, MN 55391  
email| rick.born@rbaconsulting.com



## City of Wayzata Planning Commission Agenda Report

|                                                                                |                          |
|--------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> June 17, 2019                                             | <b>AGENDA ITEM:</b> 5.b. |
| <b>TITLE:</b> Sanborn Residence - 1400 Holdridge Lane<br>Review of House Plans |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                             |                          |
| <b>REVIEWED BY:</b> Eric Zweber, Planning Consultant                           |                          |
| <b>60 DAY DEADLINE:</b> N/A                                                    |                          |

### **BACKGROUND:**

The applicant, Erik Sanborn, has submitted building plans for construction of a new home at 1400 Holdridge Lane. The property was a part of the Unitarian Universalist Church of Minnetonka (UUCM) PUD that was approved by the City Council in June 2016. The PUD includes the UUCM building and a single family residential lot to the east. The City Council resolution approving the PUD and subdivision included a condition that:

Prior to submitting a building permit application to the City for construction of a new house on the residential lot, the owner of the lot must submit preliminary house plans for review by the Planning Commission and approval by the City Council for compliance with the applicable standards of the subdivision ordinance.

The applicant was previously approved for house plans by the Planning Commission and the City Council in September and October of 2018 respectively. These new plans which are attached differ from the original submittal so approval from the Planning Commission and City Council is needed.

The proposed house would be two levels with a walk-out deck on the basement level. The home will be 45 feet in height. There will also be a detached three-car garage. The new single-family house will conform to all of the design guidelines and zoning requirements in the Low Density Single Family Residential District (R-1).

### **Applicable Code Provisions for Review**

#### Preliminary Plat Criteria (Section 805.14.E)

The City Council condition requiring review and approval of the home design on Lot 1 is based on the ordinance criteria for preliminary plat review pertaining to the proposed house:

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

**ACTION REQUESTED:**

City staff recommends approval of the preliminary house plans at 1400 Holdridge Lane based on the City Code Section 805.14.E.8 and 805.14.E.9

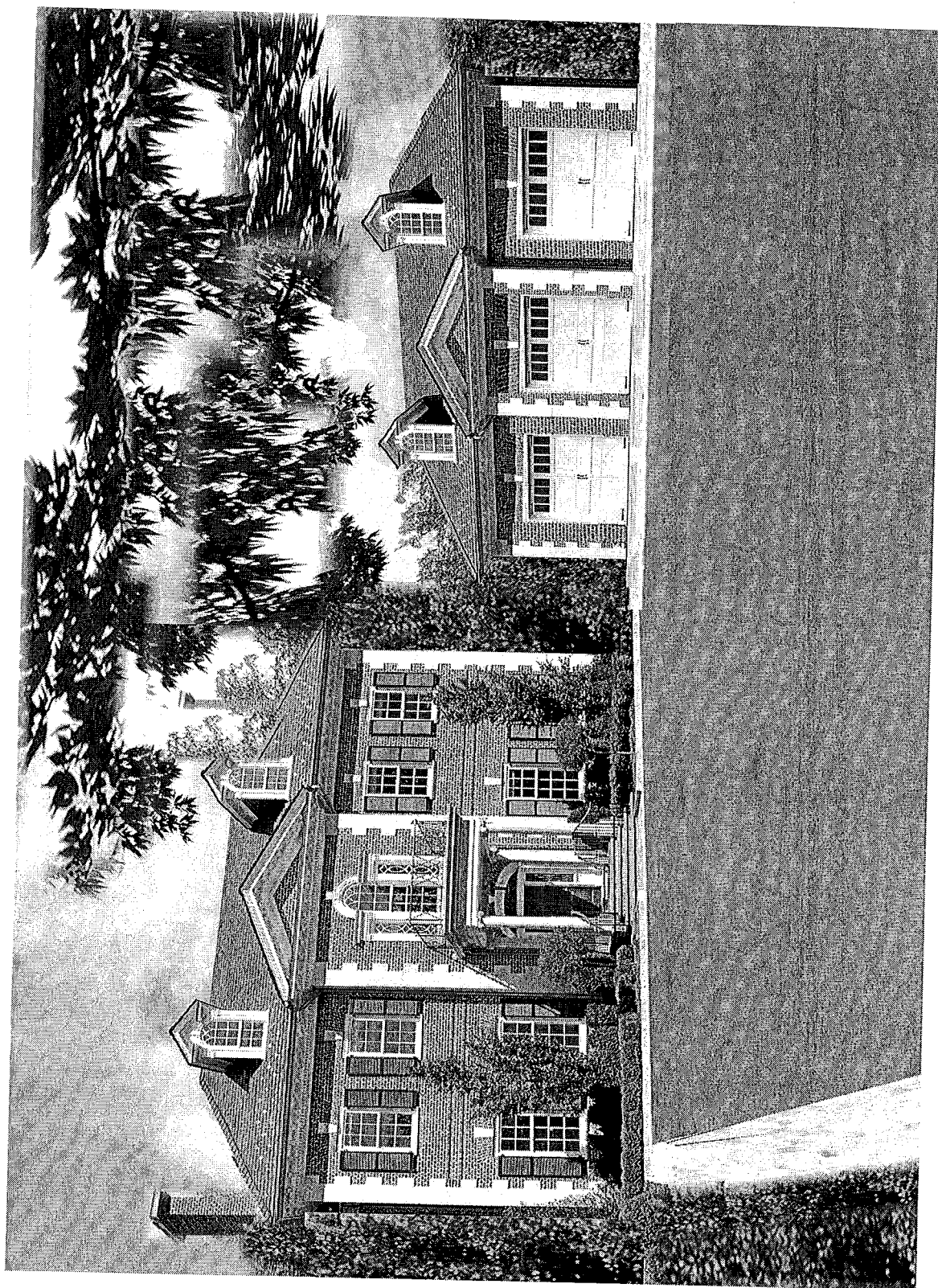
**ATTACHMENTS:**

1. Proposed House Plans
2. Prior Approval Front Elevation Plan



# 1400 HOLDRIDGE LANE

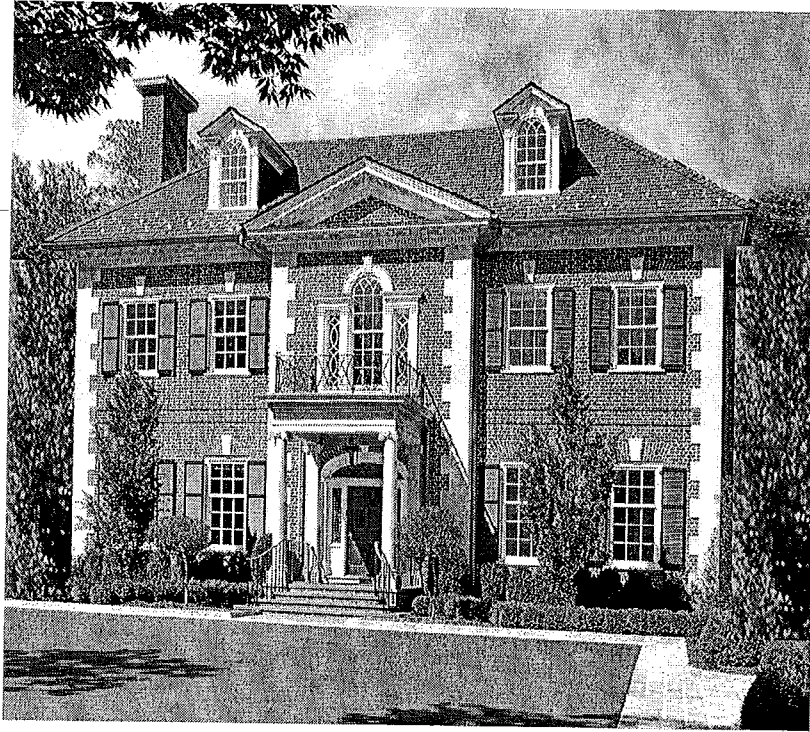
## Wayzata, MN



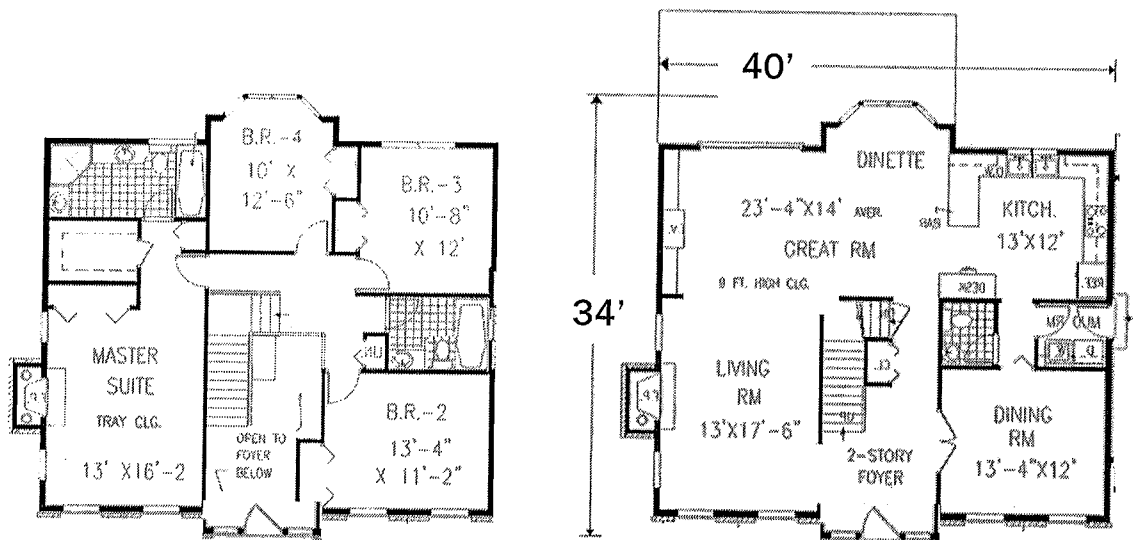
ERIK S. JOHNSON

# 1400 HOLDRIDGE LANE

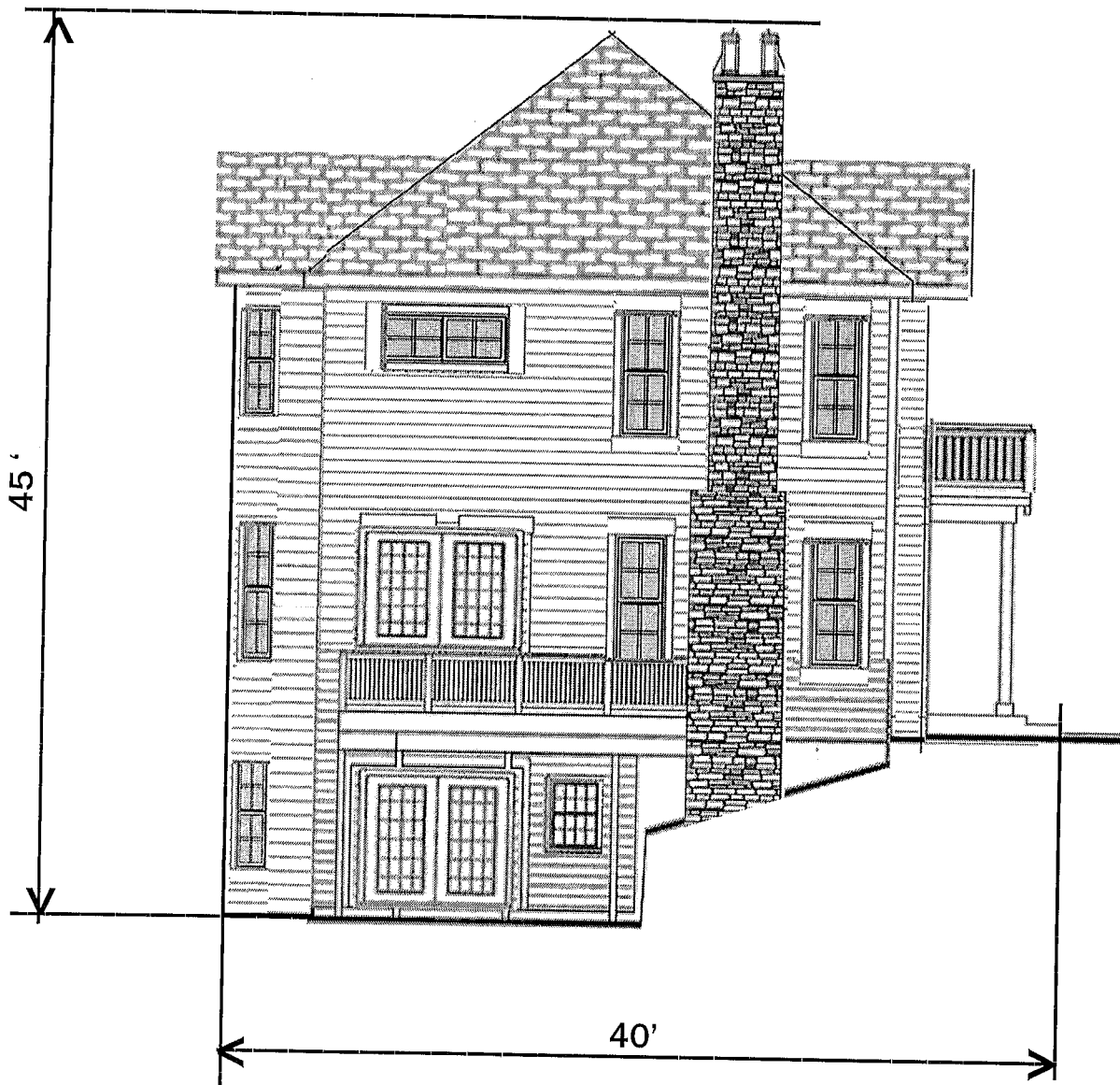
## Wayzata, MN



2 Story Home  
Foundation Size Approx 34 x 40



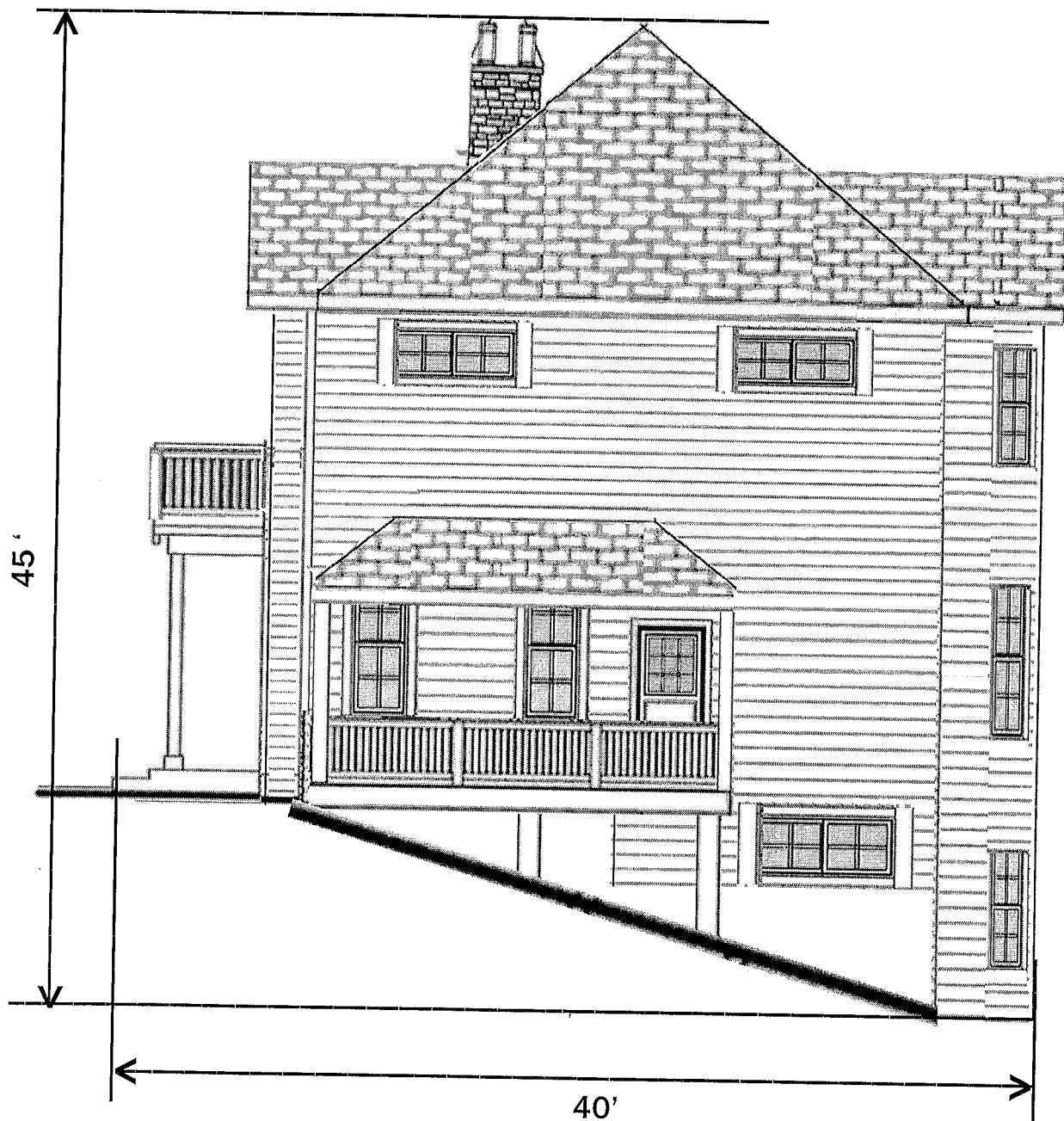
**1400 Holdridge Lane**  
**Wayzata, MN**  
Left Elevation



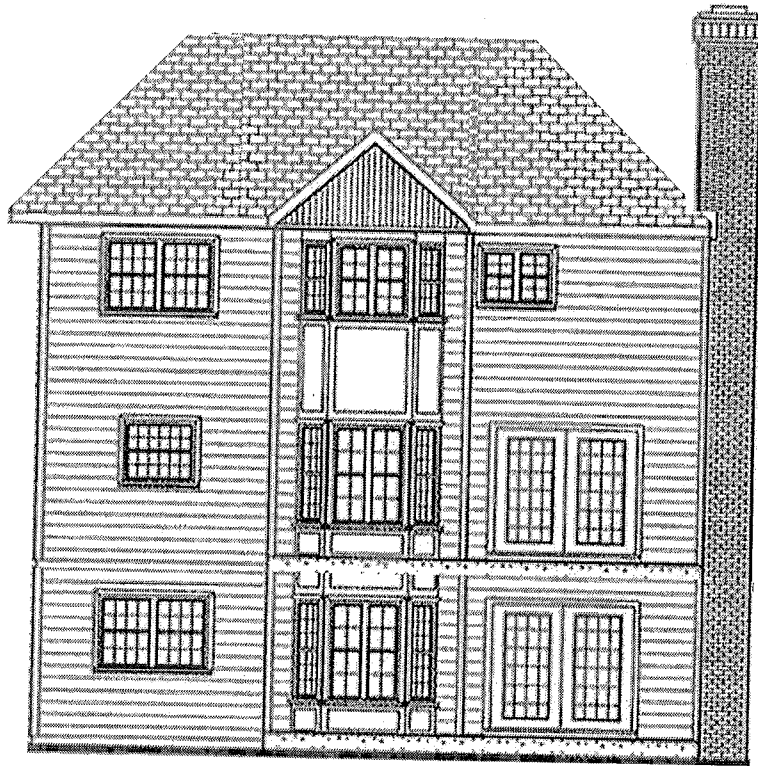
1400 Holdridge Lane

Wayzata, MN

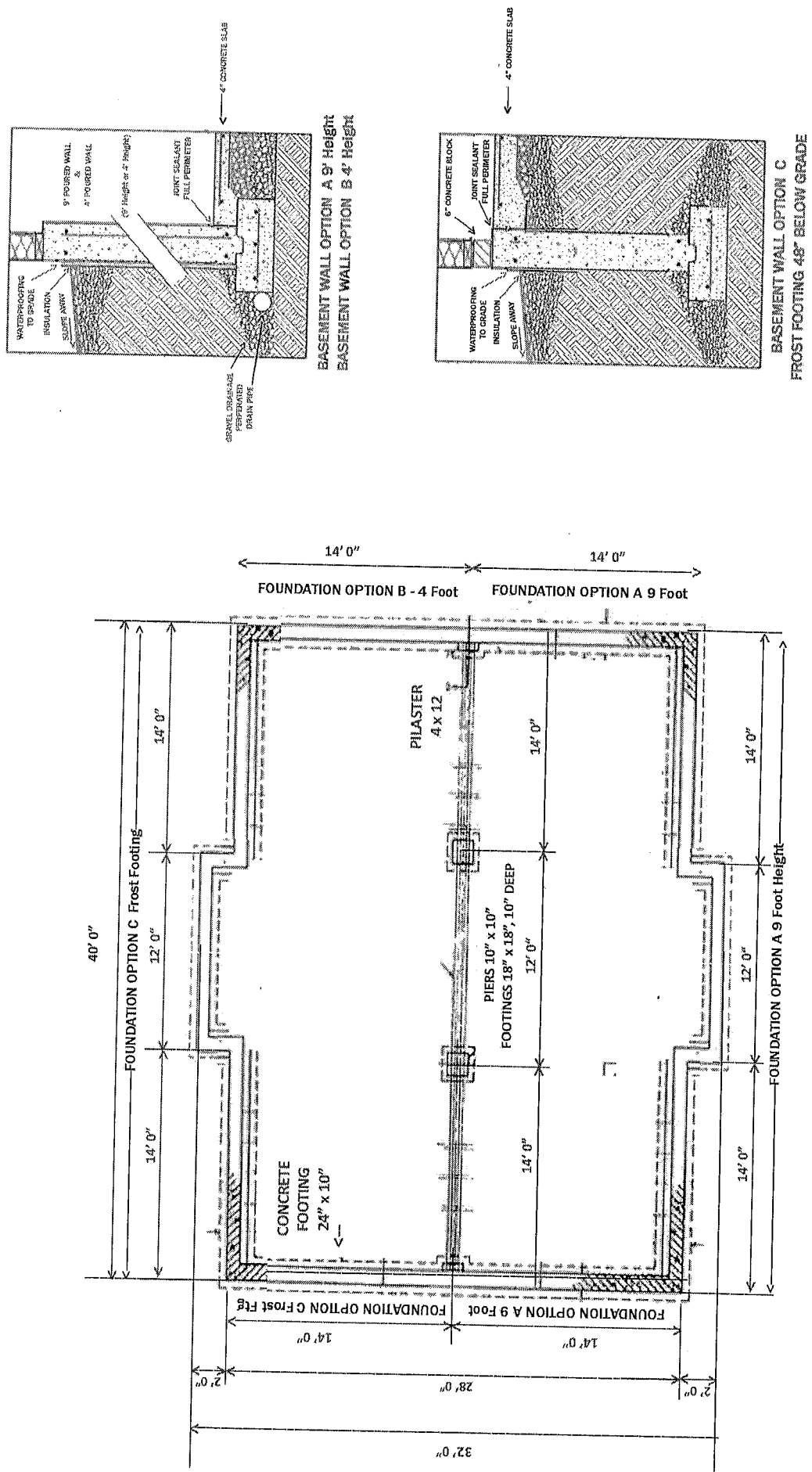
Right Elevation



**1400 Holdridge Lane**  
**Wayzata, MN**  
**Rear Elevation**



# 1400 HOLDRIDGE LANE Foundation





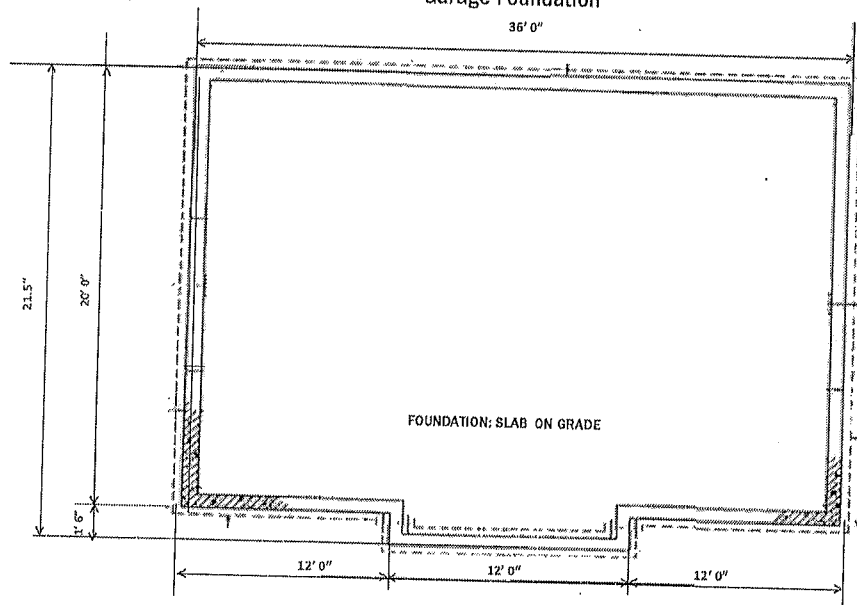
# 1400 HOLDRIDGE LANE

## Garage



3 Stall Garage  
Foundation Size Approx 22 x 36

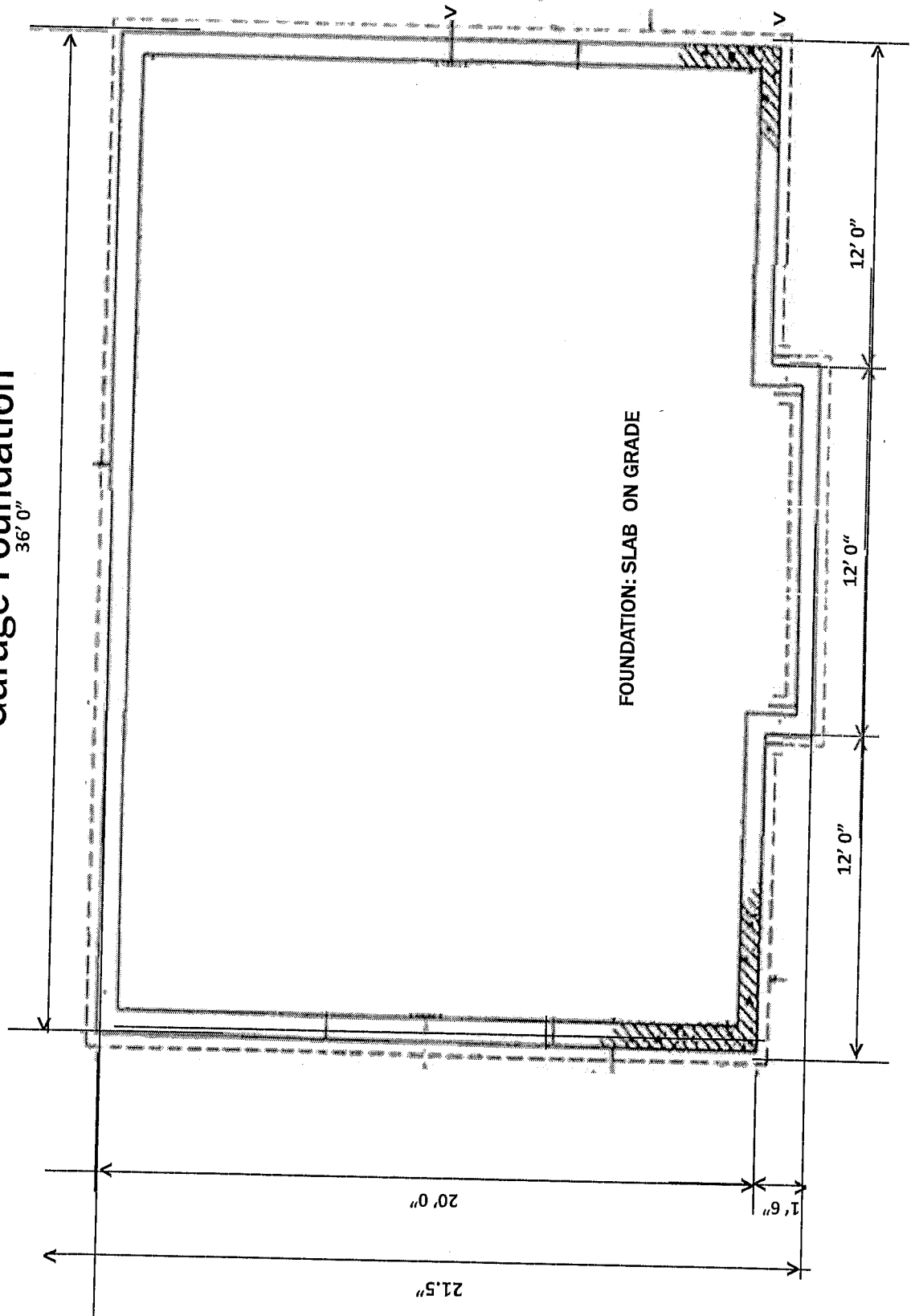
1400 Holdridge Lane  
Garage Foundation



# 1400 Holdridge Lane

## Garage Foundation

36' 0"



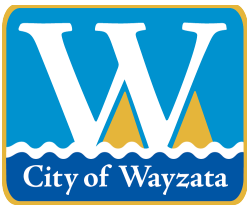






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MLITTFIN@HOTMAIL.COM  
320-224-7844





## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                                                                          |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> June 17, 2019                                                                                                                                                       | <b>AGENDA ITEM:</b> 6.a. |
| <b>TITLE:</b> Consideration of Development Application of Wayzata Woods Density and Non-Conforming Use Variances at 240 Central Avenue North <b>(Tabled at request of the applicant)</b> |                          |
| <b>PREPARED BY:</b> PeggySue Imihy, Planning Consultant                                                                                                                                  |                          |
| <b>REVIEWED BY:</b> Eric Zweber, Planning Consultant                                                                                                                                     |                          |
| <b>60 DAY DEADLINE:</b> September 13, 2019                                                                                                                                               |                          |

### **BACKGROUND:**

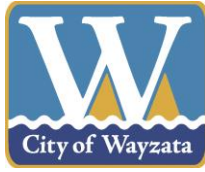
The proposed Wayzata Woods project is variances to the density allowed in the R-5 zoning district and the expansion of a non-conforming use to allow for the construction of an additional three-story building for a fitness room, leasing office, and 16 additional units. The existing leasing office would be converted into a residential unit for a net increase of 17 units. Attached is a staff report of the variance requests and their supporting documents.

### **ACTION REQUESTED:**

~~After considering the items outlined in this report, the Planning Commission should direct staff to prepare a Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting. Table the Public Hearing to the July 1, 2019 Planning Commission meeting.~~

### **ATTACHMENTS:**

1. 2019-06-17\_PC Staff Report\_Wayzata Woods
2. 2019-06-17\_Attachments\_WayzataWoods



**Staff Report  
June 17, 2019**

**Project Name:** Wayzata Woods  
**Address of Request:** 240 Central Ave N  
**Prepared By:** PeggySue Imihy, Consultant Planner  
**“60 Day” Deadline:** July 15, 2019  
**“120 Day” Deadline:** September 13, 2019

---

**Development Application**

Introduction

The applicant and property owner, Wayzata Woods LLC, is requesting approval of two variances to allow for the construction of a new, three-story building (the “Variance” or the “Application”) at 240 Central Ave N (the “Property”). The new building along with the renovation of the existing buildings would result in 17 new dwelling units on the property. The Wayzata Zoning Ordinance allows for Multiple Family Dwellings as a permitted use in the R-5 Average Density Residential District, so long as they meet the density requirement of one (1) unit per 2,500 square feet. The building was originally approved as a multiple family residential building in 1962, at a density of one (1) unit per 2,000 square feet, making the property legal, non-conforming. The Wayzata Zoning Ordinance does not allow for the expansion of legal non-conforming uses. The proposed new units would further exceed the allowable density at one (1) unit per 1,807 square feet.

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- Variance to the allowable density: Density in the R-5 District is limited to one (1) unit per 2,000 square feet.
- Variance to the expansion of legal-nonconforming uses: Any non-conforming use shall not be enlarged or reconstructed.

### Property Information

The property identification number and owner of the property are as follows:

| Address           | PID               | Owner                     |
|-------------------|-------------------|---------------------------|
| 240 Central Ave N | 05-117-22-24-0005 | Pritchard Properties, LLC |

The current zoning and comprehensive plan land use designation for the property are as follows:

|                        |                                          |
|------------------------|------------------------------------------|
| Zoning:                | R-5 Average Density Residential District |
| Comp Plan designation: | High Density Multiple Family             |
| Overlay districts:     | None                                     |

### Project Location

The property is on the East side of Central Ave at Highway 12:

*Map 1: Project Location*



### Adjacent Land Uses

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

| Direction | Adjacent Use      | Zoning                | Comp Plan Land Use Designation |
|-----------|-------------------|-----------------------|--------------------------------|
| North     | Office Commercial | PUD                   | Mixed Use Commercial           |
| East      | Public Park       | Institutional         | Institutional/ Public          |
| South     | Retail Commercial | C-2 Shopping District | Mixed Use Commercial           |
| West      | Office Commercial | PUD                   | Mixed Use Commercial           |

#### Public Hearing Notice

The public hearing notice was published in the *Wayzata Lakeshore Weekly* on May 31th, 2019. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on May 31, 2019.

#### **Analysis of Application**

##### Proposed Building

The applicant is requesting a variance to the allowable density in the R-5 Average Density Residential District to allow for the construction of a new building and to add 17 additional units. The units would be added to the existing building as well as the new three-story building would be constructed in the west portion of the parking lot.

In the R-5 Average Density District, the allowable density is one (1) unit per 2,500 square feet. The building was approved and constructed in 1962 when the City Code allowed a density of one (1) unit per 2,000 square feet. The applicant and property owner has recently purchased the property and is investing in the property with finish upgrades and other minor changes that do not expand the current, legal non-conforming use. The addition of the 17 units and the construction of the new building is what triggers the need for a variance to the legal, non-conforming use.

The applicant has cited the age of the building and the necessary improvement needed to maintain it, as well as the ability to include units which are accessible as the practical difficulty. The applicant is asking for a variance from the standards of the R-5 District and a variance from the provision of code which does not allow for the expansion of legal, non-conforming uses.

Should the variance be approved, the applicant will come back with a Design Review application which would allow the Planning Commission to review the building material, pedestrian access, hardcover, landscaping and all other City Code requirements.

##### Parking

The additional 17 units would require a total of 244 parking stalls of which 122 stalls will need to be covered stalls. There are a number of ways in which those parking stalls could be accommodated including construction the additional stalls on site or obtaining a conditional use permit (CUP) for shared off-site parking. The parking will be reviewed with the Design Review, but if the Planning Commission were to recommend approval of

the variances, a condition that the parking requirement will need to be achieved per the City Code should be included in the recommendation.

#### Applicable Code Provisions for Review

Criteria for Granting. Conditions governing considerations of variance requests.

1. Variances shall only be permitted when they are:
  - a. In harmony with the general purposes and intent of this Ordinance; and
  - b. Consistent with the Comprehensive Plan.
2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
3. "Practical difficulties," as used in connection with the granting of a variance, means that:
  - a. The property owner's proposal for the property is reasonable but not permitted by this Ordinance;
  - b. The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
  - c. The variance, if granted, will not alter the essential character of the locality.
4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

#### **Action Steps**

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

#### **Attachments**

Narrative and Plans  
Development Application

# MEMO / URBANWORKS

TO

FROM

**NICK KIESER**

nkieser@wayzata.org

Assistant Planner  
City of Wayzata  
600 Rice St. E  
Wayzata, MN 55391

CC  
Marc Dykes, DeSola

DATE

PROJECT

#

**DAVID HAALAND**

dhaaland@urban-works.com

UrbanWorks Architecture LLC  
901 North Third Street Suite 145  
Minneapolis, MN 55401  
612.455.3100

April 26, 2019

Wayzata Woods

19-0005

**RE: WAYZATA WOODS – VARIANCE REQUEST**

The purpose of this request is to describe the proposed variance request for the property at 240 Central Ave. N in Wayzata, also known as Wayzata Woods. The existing parcel is 5.06 acres, and contains 107 dwelling units.

The parcel is unique in that the access is through a shared easement drive across the adjacent parcel, currently owned by Park Nicollet, and that it has no property lines abutting the public right-of-way. It appears based on previous surveys (attached with application) that the parcel was once controlled by the property at 240 Central Ave.

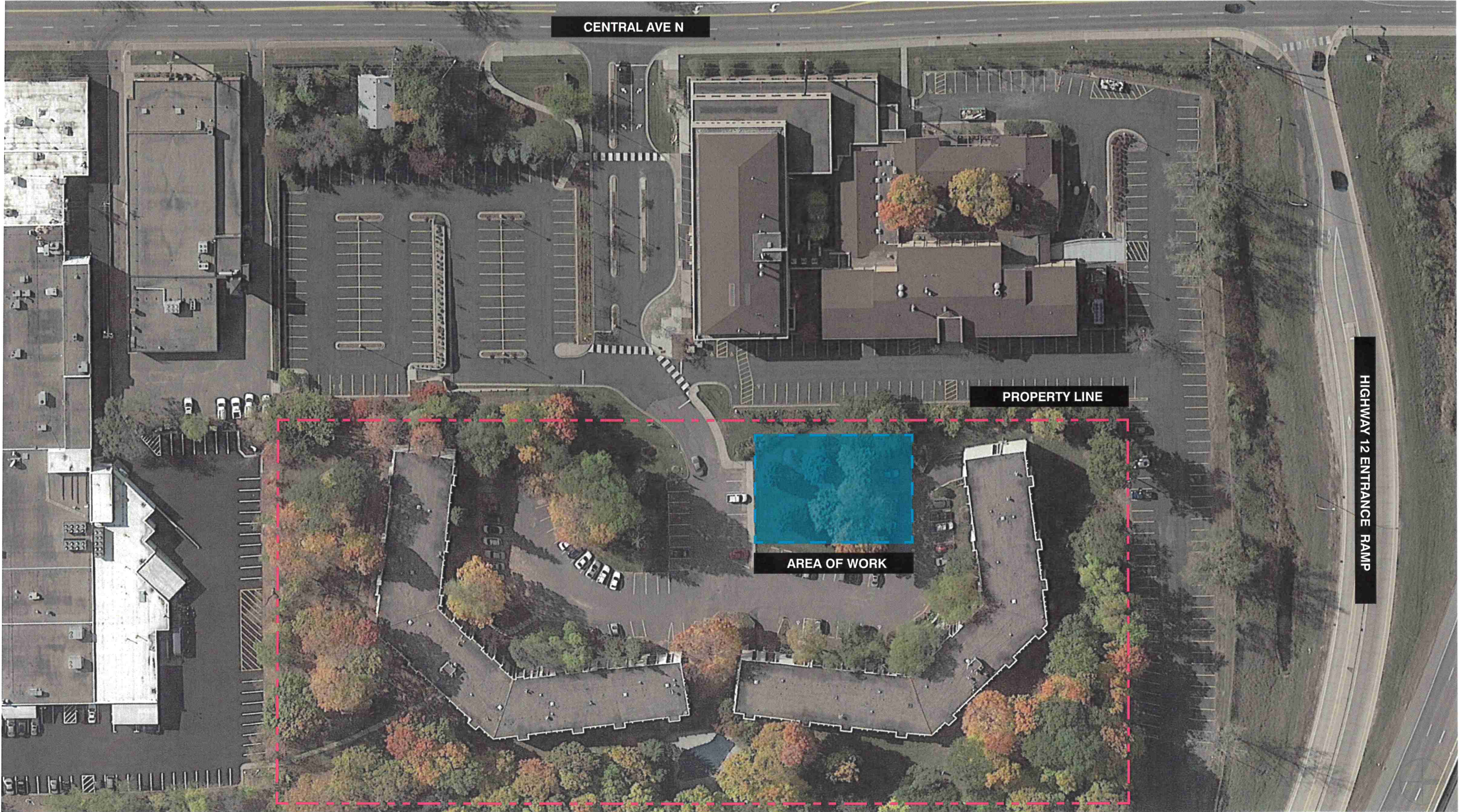
The proposal is to increase the density allowed on the parcel to allow an additional 16 dwelling units in a 3-story building of approximately 14,400sf that would incorporate a new leasing office and fitness center in a more prominent location on the site. The former leasing office and fitness center, now located in the north building, would be incorporated into the new building, and the former locations would be converted back to 2 units. The resulting unit count on the property would be 125 units.

**Site stats:**

- Current Density: 21.15 d.u. / acre
- Proposed Density: 24.70 d.u. / acre
- Existing Lot coverage (approximate): 17%
- Proposed Lot coverage (proposed): 19%
- Existing F.A.R. (approximate): .51
- Proposed F.A.R. (proposed): .58

**END OF MEMO**





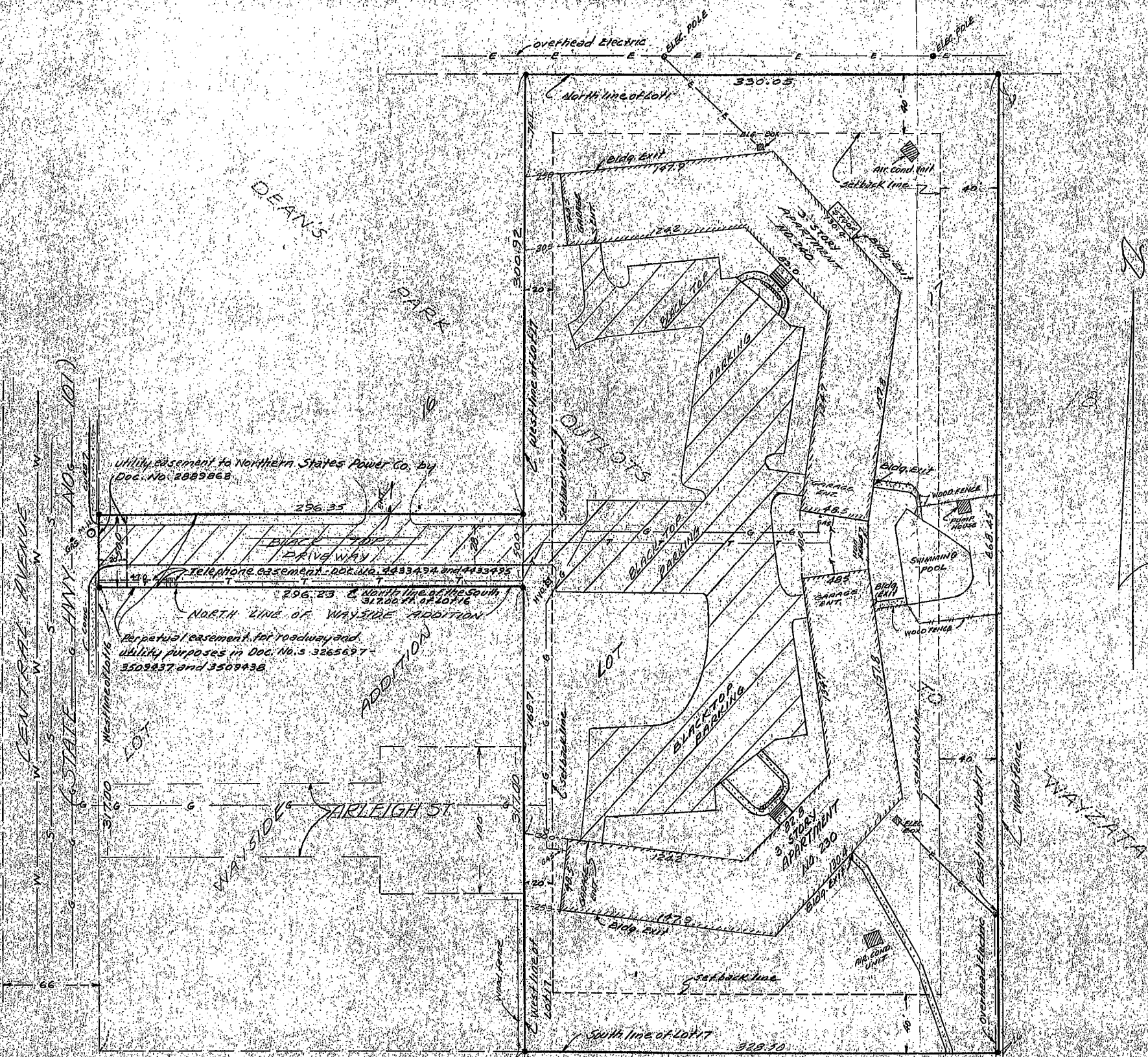
URBANWORKS

WAYZATA WOODS AMENITY BUILDING

240 CENTRAL AVE N, WAYZATA MN / 04/17/19 / 19-0005

SITE / XC01





Wayzata Woods, a partnership consisting of Leo Wolk, Joyce Wolk and Michael Wolk and Stanley Kagan and Al Kagan  
230 and 240 Central Avenue  
Wayzata, Minnesota

LEGAL DESCRIPTION:

Lot 17, "Dean's Park Outlots to Wayzata", and the South 50 feet of that part of Lot 16, of "Dean's Park Outlots to Wayzata" lying North of the South 317 feet thereof, according to the recorded plat thereof and situated in Hennepin County, Minnesota.

I hereby certify to Wayzata Woods, a partnership consisting of Leo Wolk, Joyce Wolk and Michael Wolk and Stanley Kagan and Al Kagan, to Title Insurance Company of Minnesota, to Lutheran Brotherhood and to their successors and assigns, that I have surveyed, on the ground, the property locally described herein, that this plat of survey is a true, correct and accurate drawing and representation of said property and of the size, location, exterior dimensions and boundaries thereof; that the street addresses, locations and dimensions of all buildings, and the locations of all parking areas, of any other improvements upon said property, of all fences thereon, of all recorded and/or visible easements, of all streets, roads, utility lines (to their connection with the public systems) and rights-of-way which affect, benefit or burden said property, and of all building setback lines which affect said property are correctly and accurately shown hereon; that there are no discrepancies, conflicts, gaps, boundary disputes, shortages in area, encroachments or improvements over boundary lines, nor of any other property or upon easements, overlapping of improvements, utility easements, overlapping of easements, road, alleys, rights-of-way or building setback lines which affect said property, except as shown hereon; that there are not fences, lightposts or other improvements appurtenant to said property which are located within the boundary lines of adjoining properties, except as shown hereon; that the legal description of said property, as set out hereon, is correct, complete and accurate, and that any portion of said property which is located in a flood plain or in any other flood hazard or flood danger area, as designated by applicable governmental authorities, is shown and identified hereon.

Dated this 24th day of September, 1990

*J. Gary Ryan*  
J. Gary Ryan, Land Surveyor  
Minnesota Registration No. 11529

Notes:

- The property described and shown hereon contains 234,931.12 Square Feet or 5.39 Acres.
- Each apartment building shown hereon contains 18,864 Square Feet (First floor ground level exterior measurements).
- There are 72 designated parking spaces located upon black top parking areas shown hereon.
- The property described and shown hereon is zoned R-5 (Multiple Dwelling).
- The property described and shown hereon appears on U.S. Department of HUD Flood Insurance boundary map No. 270188-0005-C dated June 11, 1982 and is not located within the "Flood Hazard Area" shown on the map.
- The "as built" location of Sanitary Sewer and Water Line connections from the main lines to the buildings located upon subject property are not available from the Engineering Department for the City of Wayzata. Engineering Department personnel believe the utility connections to be located within the 50 feet wide portion of Lot 16 described and shown hereon. The main lines for water and sanitary sewer are located within the Central Avenue right-of-way as shown hereon.
- Title Insurance Company of Minnesota Title Commitment No. H 627379-C has been used as reference for this Plat of Survey.

- Denotes Iron Monument: ●
- Denotes Gas Main and Services: — G — G —
- Denotes Underground Electric Services: — E — E —
- Denotes Underground Telephone Services: — T — T —

Utility service lines denoted hereon are taken from public utility maps and are general in location. Public utility agencies must be contacted for field locations prior to any excavation of premises.

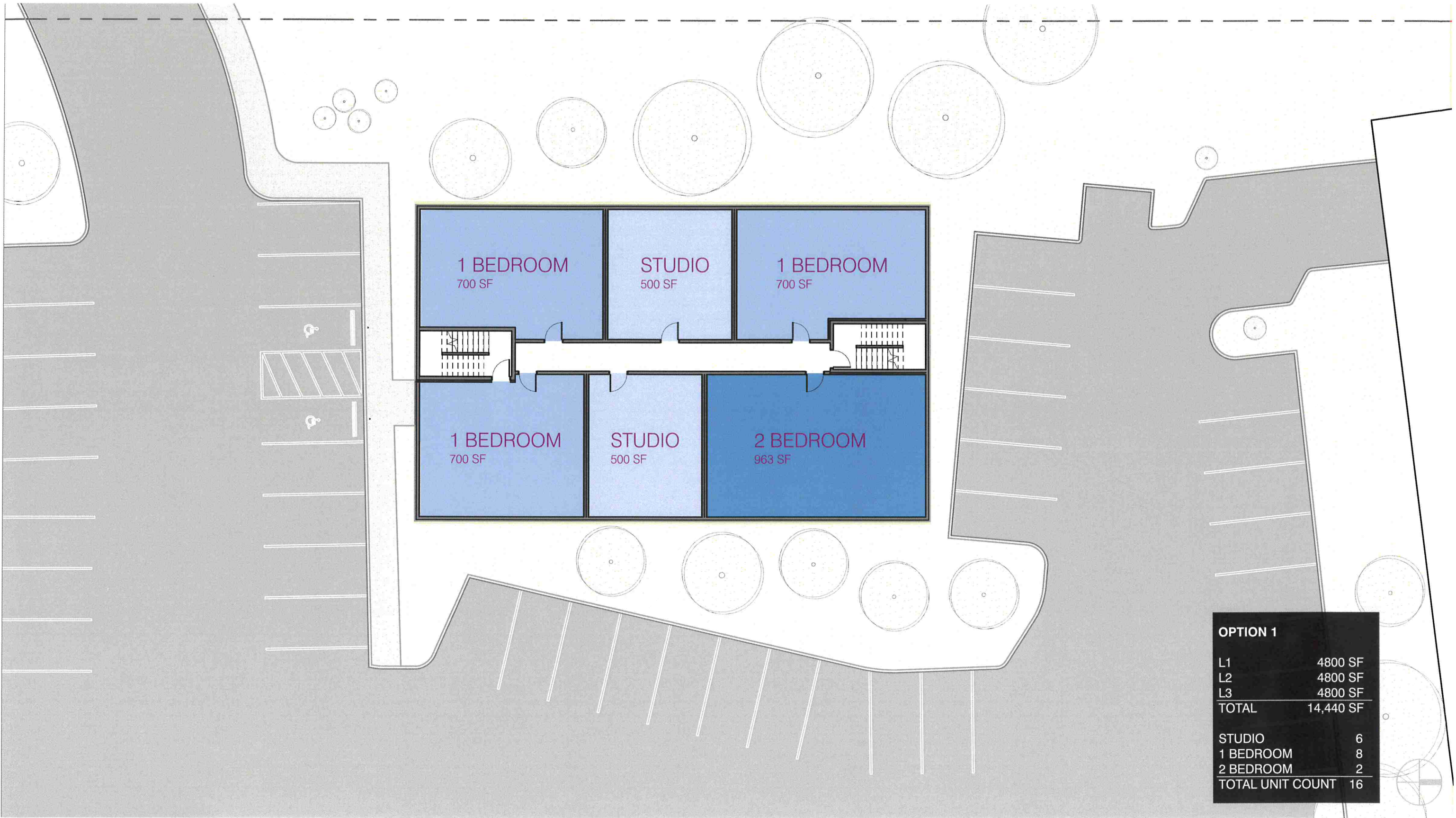
J. Gary Ryan, Land Surveyor  
Suite 202  
1595 Selby Avenue  
Saint Paul, Minnesota 55104  
Tel. (612) 646-6858

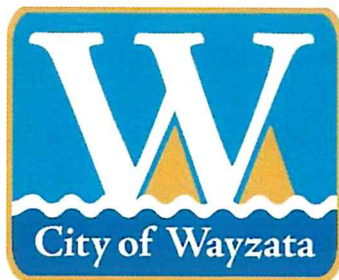
|                  |                    |
|------------------|--------------------|
| WAYZATA WOODS    |                    |
| JOHN D. RYAN CO. |                    |
| SCALE: 1"=40'    | APPROVED BY: _____ |
| DATE: 9/24/90    | PRINTED: 10/12/90  |
| PLAT OF SURVEY   |                    |











## Development Application

### Project Information:

**Project Name:** \_Wayzata Woods Apts      **Date Filed:** April 24th, 2019

**Property Owner:** Wayzata Woods Apartments, LLC, a Minnesota limited liability company

**Address:** 18006 Sky Park Circle, Suite 200, Irvine, CA 92614

### Applicant (if different than owner):

**Prior Applications to Wayzata under different names:** \_\_\_\_\_ N/A\_\_\_\_\_

**Address (if different than owner):** \_\_\_\_\_

**Responsible contact person:** Marc Dykes    **Telephone:** \_248 514 6616\_ **Fax:**

\_\_\_\_\_ **E-Mail:** mdykes@thedesolagroup.com      **Address of**

**Property Involved:** 240 Central Ave N

**Legal**

**Description:** see attached

**\_ Property**

**Identification Number:** \_0511722230004\_ **Tax and**

**assessment status:** Current \_x\_ / Delinquent \_\_\_\_\_ Amount Delinquent \$ \_\_\_\_\_

### Type of Request:

- \_\_\_\_\_ Design Review
- \_\_\_\_\_ Conditional Use Permit
- ☒ Variance
- \_\_\_\_\_ Subdivision
- \_\_\_\_\_ Rezoning
- \_\_\_\_\_ Zoning Amendment
- \_\_\_\_\_ Comprehensive Plan Amendment
- \_\_\_\_\_ Planned Unit Development
- \_\_\_\_\_ Other

<sup>1</sup> The Applicant disclosed is the real principal in interest and is not acting for another party.



**Description of Request:**

seeking relief of density requirement for number of apartment units per acre.

current: 107 units on 5.39 acres

goal to add stand alone building with leasing, fitness and 2 accessible units and  
2 non - accessible units.

2nd and 3rd floor mix of , studio, 1 and 2 bedrooms.

see attached concept plan of location and floor layouts  
Applicant may attach other letter sized materials.

**Additional Information:**

**Payment of Fees**

The undersigned acknowledges that before this request can be considered, all required information and fees (including all up front escrow deposits) must be paid to the City. If additional fees are required to cover costs incurred by the City, the City Manager has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. Such expenses may include (but are not limited to) personnel costs, fees for consultants, legal assistance and other professionals, recording fees, along with other overhead costs. The amount of escrow is determined by the City of Wayzata fee schedule in effect at the time of the application submittal. A current fee schedule is attached to this application form.

The undersigned also acknowledges that it may be required to file, at his or her expense, appropriate resolutions, agreements or other documents evidencing approval of the application.

The undersigned agrees that the City may withhold the issuance of a building permit until all financial matters are resolved. If need be, the City reserves the right to pass outstanding balances from this application to Hennepin County to be assessed with next year's property taxes for the property involved as indicated on page one of this application and the Property Owner agrees to such assessment.

**Complete / Incomplete Applications**

Placement of any Application on City agendas is at the discretion of the City, including the time of consideration. An application will not be placed on any agenda until City staff has received the appropriate materials and financial matters are in order. The application approval time commences and an application is considered officially filed when City staff has received and examined the application and determined that the application is complete. The application shall be determined by City staff to be complete or incomplete within fifteen (15) business days following submittal of the application.

When the application is deemed to be "complete" it shall be placed on the agenda of the first possible Planning Commission business meeting subject to the agenda deadline discussed below.

### **Agenda Deadline**

The deadline for submittal of land use applications is the first day of the month preceding the month of Planning Commission review. For example, to be on the Planning Commission agenda for November the complete application would need to be submitted by October 1. **The application is required to be deemed complete by the deadline in order to be scheduled on the agenda.** City staff recommends that the application material be submitted two weeks prior to the application deadline to allow time for City staff to determine if any additional materials are needed before the application can be deemed complete. This also allows a few days for the applicant to gather the additional information required for the submittal. Please note applications submitted outside of regular City Hall hours will not be received until the following business day. For example, applications submitted after 11:00 a.m. on Fridays will be considered submitted on the following Monday. Regular City Offices business hours are as follows, Monday thru Thursday, 7:00 a.m. to 4:30 p.m., Friday 7:00 a.m. to 11:00 a.m. The phone number for City Hall is 952-404-5300.

### **Notice of Meeting Attendance**

In order for the Planning Commission and City Council to consider any application, the applicant or a representative designated in writing before the meeting must be present at the scheduled meeting. If not, the matter will be tabled until the next available agenda.

### **Accessibility to Property for Site Review**

The signature of the Property Owner on this form hereby grants City staff and City officials access on to the subject property for the purpose of conducting a site visit as part of the project review and consents to the review of such records of the Owner, Applicant or otherwise relating to the development as are necessary.

### **Certified List of Property Owners**

The applicant shall provide the City with a certified list from Hennepin County of the names and addresses of the property owners located within at least 350 feet of the subject Property. **Please refer to the City of Wayzata Certified List Handout for details.**

### **Regular Meeting Schedule**

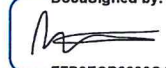
|                     |                                                   |
|---------------------|---------------------------------------------------|
| Planning Commission | First Monday of every month at 7:00 PM            |
| City Council        | First and Third Tuesday of every month at 7:00 PM |

Applicants are advised that additional meetings and/or workshops are scheduled when necessary upon approval of the Planning Commission and are usually held on the third Monday of every month.



**Acknowledgment and Signature of Owner and Applicant**

I acknowledge that I have read all of the information discussed in the City of Wayzata Development Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application and agree with all items above.

DocuSigned by:  


FFB8ECB2639C41D...

4/30/2019

Property Owner as indicated on page one

Date

  
Applicant (if different than Owner)

4/30/19.  
Date

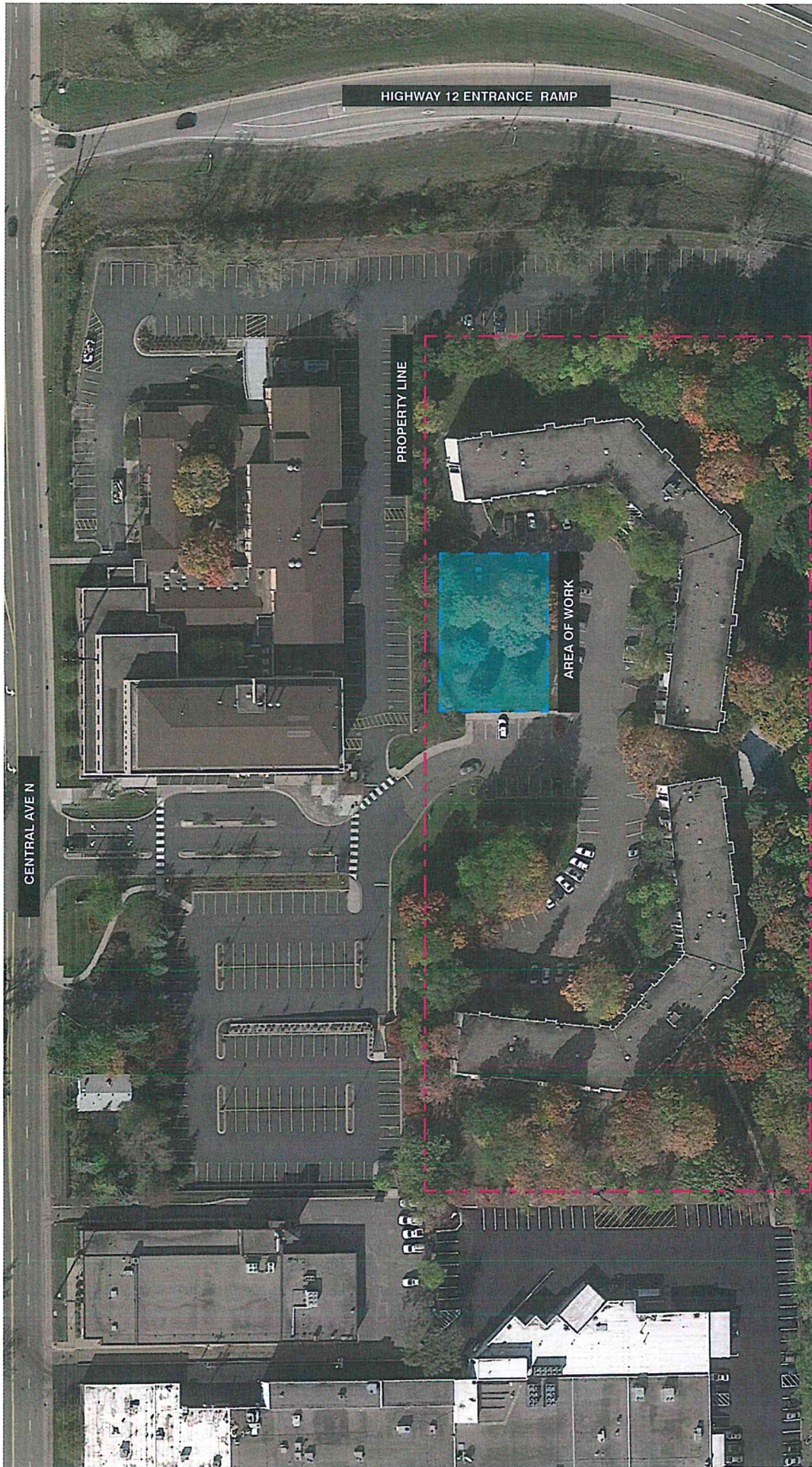
*The applicant shall not change or alter this form in any way.  
Alteration is grounds for rejection.*

**FOR CITY USE ONLY**

Date of Receipt: \_\_\_\_\_ Receipt No: \_\_\_\_\_ Recorded by: \_\_\_\_\_

Date accepted as complete: \_\_\_\_\_ Accepted by: \_\_\_\_\_





## WAYZATA WOODS AMENITY BUILDING

240 CENTRAL AVE N, WAYZATA MN / 04/17/19 / 19-0005

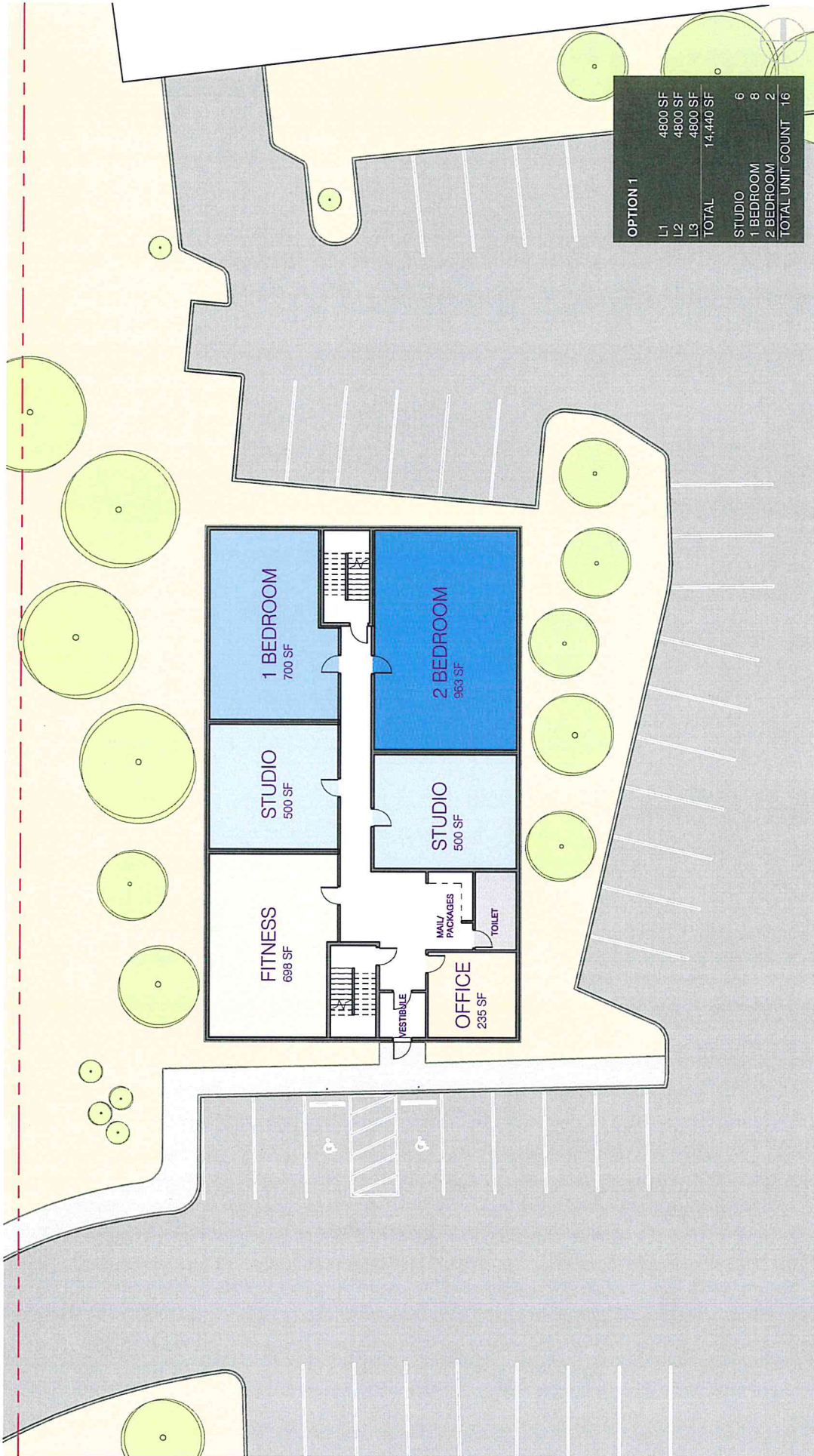
SITE / XC01

URBANWORKS



|                           |             |         |             |
|---------------------------|-------------|---------|-------------|
| PLAT OF SURVEY            | APPROVED BY | DATE    | FILE NO.    |
| WYOMING WOODS PARTNERSHIP |             | 9-24-90 | 10054 90 10 |
| JOHN V. RYAN CO           |             | 9-24-90 | 10054 90 10 |





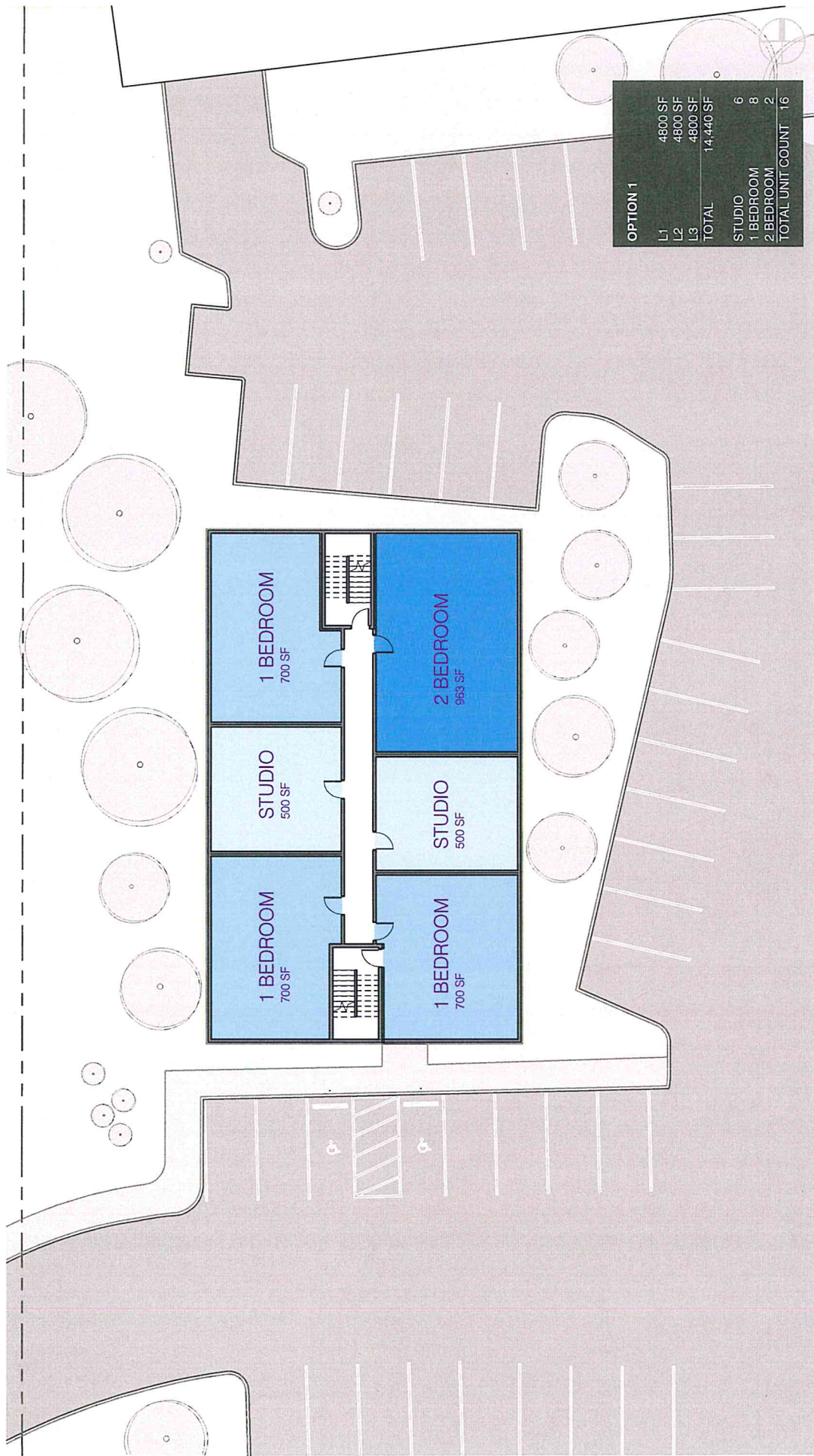
**WAYZATA WOODS AMENITY BUILDING**

240 CENTRAL AVE N, WAYZATA MN / 04/17/19 / 19-0005

OPTION 1 - LEVEL 1 / XC02

URBANWORKS

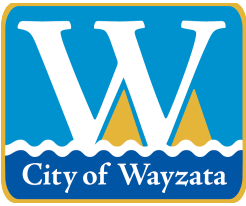




**WAYZATA WOODS AMENITY BUILDING**  
240 CENTRAL AVE N, WAYZATA MN / 04/17/2019 / 19-0005

OPTION 1 - LEVEL 2-3 / XC03

URBANWORKS



## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                                      |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> June 17, 2019                                                                                                                   | <b>AGENDA ITEM:</b> 6.b. |
| <b>TITLE:</b> Consideration of the Development Application for The Brost Clinic Sign Area and Non-Conforming Use Variances at 1421 Wayzata Blvd East |                          |
| <b>PREPARED BY:</b> PeggySue Imihy, Planning Consultant                                                                                              |                          |
| <b>REVIEWED BY:</b> Eric Zweber, Planning Consultant                                                                                                 |                          |
| <b>60 DAY DEADLINE:</b> July 15, 2019                                                                                                                |                          |

### **BACKGROUND:**

The proposed Wayzata Crossings project is variances to the amount of wall signage allowed in the C-1 zoning district and the expansion of a non-conforming use to allow for an additional 47.83 square feet of signage on the north facade of the Wayzata Crossings building. Attached is a staff report of the variance requests and their supporting documents.

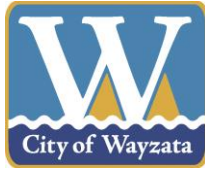
### **ACTION REQUESTED:**

After considering the items outlined in this report, the Planning Commission should direct staff to prepare a Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

### **ATTACHMENTS:**

1. 2019-06-17\_PC Staff Report\_Wayzata Crossings
2. 2019-06-17\_Attachments\_Wayzata Crossings





**Staff Report  
June 17, 2019**

**Project Name:** Wayzata Crossings  
**Address of Request:** 1421 Wayzata Boulevard E  
**Prepared By:** PeggySue Imihy, Consultant Planner  
**“60 Day” Deadline:** July 15, 2019

---

**Development Application**

Introduction

The applicant, Dr. Barbro Brost and property owner, Lou Oberhauser, are requesting approval of two variances to allow installation of 47.83 square foot sign on the rear (north: facing US Highway 12) façade of the building at the property (the “Variance” or the “Application”) at 1421 Wayzata Boulevard E (the “Property”). The Wayzata Zoning Ordinance allows for signs on a commercial property in the C-1 Office and Limited Commercial District, provided they are not more 15% of the front façade or 150 square feet, whichever is lesser. The proposed signage would exceed this requirement, as total existing signage on the building totals approximately 399 square feet. As signage has existed on this property for many years, it is the belief of City staff that the signage is legal non-conforming, the Wayzata Zoning Ordinance does not allow for the expansion of legal non-conforming uses.

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- Variance to the allowed signage: Signage in the C-1 District is limited to 15% or 150 square feet.
- Variance to the expansion of legal-nonconforming uses: Any non-conforming use shall not be enlarged or reconstructed.

Property Information

The property identification number and owner of the property are as follows:

| Address                  | PID               | Owner                     |
|--------------------------|-------------------|---------------------------|
| 1421 Wayzata Boulevard E | 05-117-22-24-0005 | Pritchard Properties, LLC |

The current zoning and comprehensive plan land use designation for the property are as follows:

|                        |                                          |
|------------------------|------------------------------------------|
| Zoning:                | C-1 Office and Limited Business District |
| Comp Plan designation: | Mixed Use Commercial                     |
| Overlay districts:     | None                                     |

### Project Location

The property is on the North side of Wayzata Boulevard at Highway 12:

#### *Map 1: Project Location*



### Adjacent Land Uses

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

| Direction | Adjacent Use      | Zoning               | Comp Plan Land Use Designation |
|-----------|-------------------|----------------------|--------------------------------|
| North     | N/A               | N/A                  | N/A                            |
| East      | Retail Commercial | C-3 Service District | Mixed Use Commercial           |
| South     | Retail Commercial | C-3 Service District | Mixed Use Commercial           |
| West      | N/A               | N/A                  | N/A                            |

### Public Hearing Notice

The public hearing notice was published in the *Wayzata Lakeshore Weekly* on May 31th, 2019. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on May 31, 2019.

## **Analysis of Application**

### Proposed Sign

The applicant is requesting a variance to the allowable amount of signage in the C-1 district for a 47.83 square foot size to be added to the rear façade of the building. The area where the proposed sign would be located faces US Highway 12.

In the C-1 District, the total allowable sign area is the lesser of 15% of the front façade or 150 square feet, which includes all wall and freestanding signs. The property currently has approximately 399 square feet of signage, which includes signage on the front and rear facades of the building and a freestanding pylon sign. The current signage exceeds the standards as established in the Wayzata Zoning Ordinance. This is likely due the signage being installed prior to the ordinance being established.

In 2016, the City of Wayzata allowed Flagship Bank to add signage to the building, however signage was removed to accommodate the new signage.

The applicant is asking for a variance from the standards of the sign code and a variance from the provision of code which does not allow for the expansion of legal, non-conforming uses.

### Applicable Code Provisions for Review

Criteria for Granting. Conditions governing considerations of variance requests.

1. Variances shall only be permitted when they are:
  - a. In harmony with the general purposes and intent of this Ordinance; and
  - b. Consistent with the Comprehensive Plan.
2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
3. "Practical difficulties," as used in connection with the granting of a variance, means that:
  - a. The property owner's proposal for the property is reasonable but not permitted by this Ordinance;
  - b. The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
  - c. The variance, if granted, will not alter the essential character of the locality.
4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

The applicant has provided their “practical difficulties” for requesting the variance which are provided as an attachment.

### **Action Steps**

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

### **Attachments**

Narrative and Plans  
Development Application  
2016 Sign Permit





3/26/19

Valued Planning Commission and Wayzata City Council,

The Brost Clinic respectfully requests a departure from the Wayzata Signage variance, which allows signage areas of 15% of the primary façade and a total signage for the building of maximum 150 square feet.

The Brost Clinic would like to put up a sign on the backside of the 1421 E Wayzata blvd building, being visible from west to east traffic on HWY 12. There is currently no signage on the backside of the building. The building has road visibility from 3 sides due to its placement in the intersection of Wayzata Boulevard and HWY 12, which makes a slow turn by the building. The current signage, facing Hwy 12, is not visible, at all, for west to east traffic.

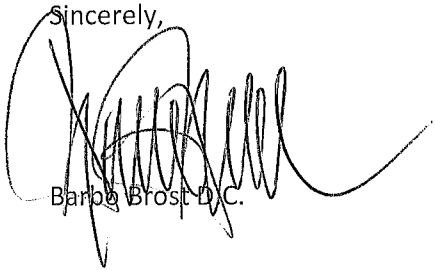
This sign would not be visible from the front of the building facing Wayzata Boulevard or from the side of the building facing HWY 12, visible to east to west traffic. It would not be visible from any other surrounding buildings.

The Brost Clinic have operated out of the Wayzata Crossings building for 33 years. We started in a small space and have grown to currently occupy the entire main floor (7,400 sq. feet). We currently employ 24 people. We recently signed a new long term lease and have future plans to expand within the building.

A large lit sign on the backside of the building would greatly help us establish recognition of our location among people that don't drive by on Wayzata Boulevard, where we have a good sign. The traffic from Long Lake, Orono, and Delano towards downtown would see our sign in the same view as they now see the Gerring's Car Wash sign that face Hwy 12.

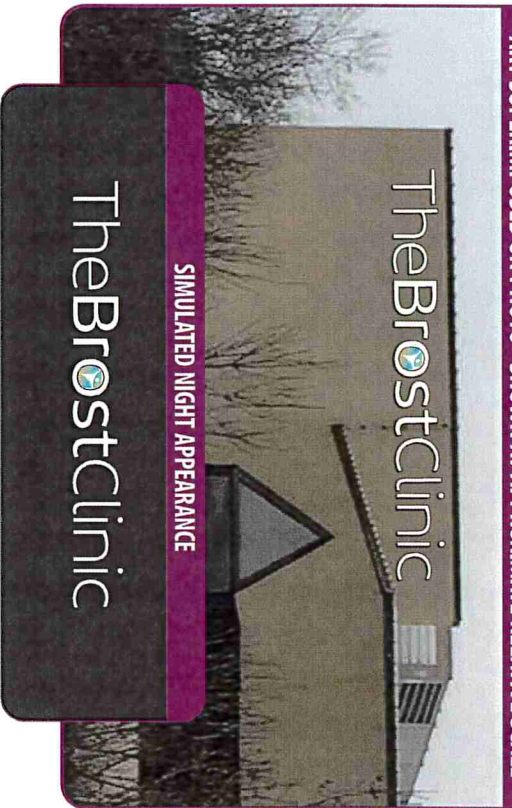
We hope the planning commission and the City Council will understand the benefit for our business, the Wayzata community and that this would not negatively affect the appearance of the building or disturb anyone around us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara Brost D.C.', with a large, stylized initial 'B'.

CEO of the Brost Clinic

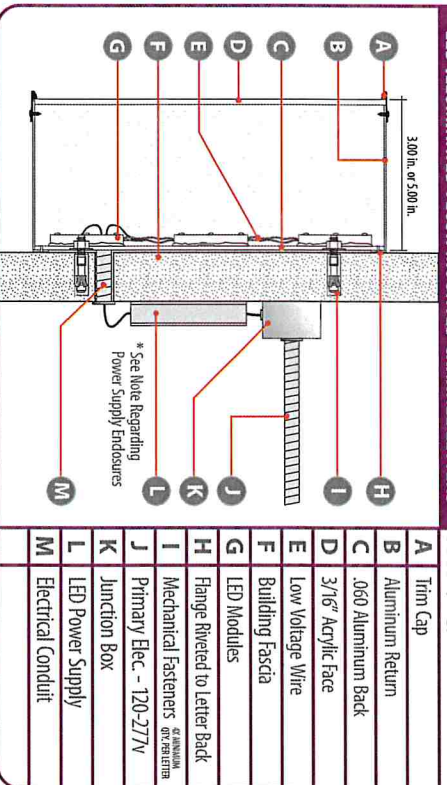
ART SUPERIMPOSED ON PHOTO - SHOWN AT APPROXIMATE RELATIVE SCALE



SIMULATED NIGHT APPEARANCE

TheBrostclinic

LED ILLUMINATED FLUSH MOUNTED CHANNEL LETTERS



PARTS LIST

|   |                                                          |
|---|----------------------------------------------------------|
| A | Trim Cap                                                 |
| B | Aluminum Return                                          |
| C | .060 Aluminum Back                                       |
| D | 3/16" Acrylic face                                       |
| E | Low Voltage Wire                                         |
| F | Building Fascia                                          |
| G | LED Modules                                              |
| H | Flange Riveted to Letter Back                            |
| I | Mechanical Fasteners <small>MINIMUM 400000000000</small> |
| J | Primary Elec. - 120-277V                                 |
| K | Junction Box                                             |
| L | LED Power Supply                                         |
| M | Electrical Conduit                                       |

\* Power supplies can also be completely enclosed in a larger power supply box or in a raceway mounted on the back side of the wall.

Materials & Substrates:

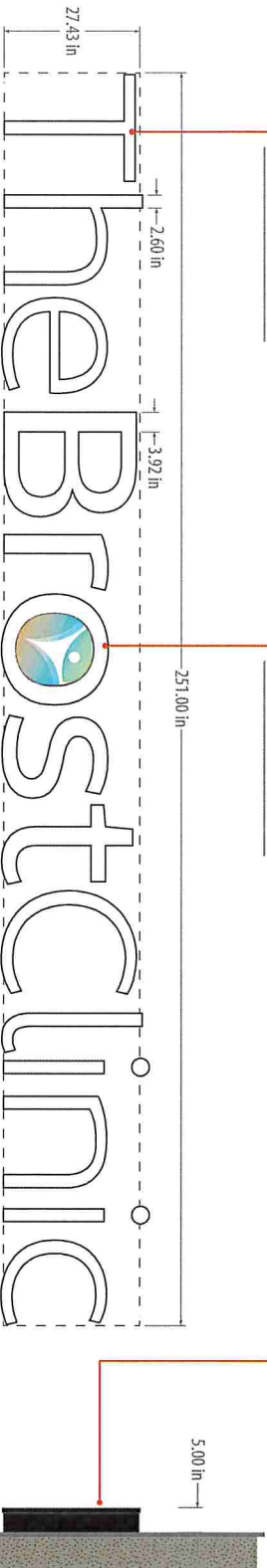
Interior Exterior

OPTION 8: 47.83 SQ. FT FLUSH MOUNTED FACE LIT CHANNEL LETTER SET

- 1 Standard 5" Deep Flush Mounted LED Channel Letters
- J28 White 3/16" Faces
  - White LEDs
  - Black Returns & Black Trim Cap

- 2 Standard 5" Deep Raceway Mounted Logo Can w/ Digital Print on Face
- J28 White 3/16" Faces
  - White LEDs
  - Black Returns & Black Trim Cap

- 3 Side View of 5" Deep Flush Mounted Face Lit LED Channel Letters



I have verified the accuracy of colors, layout, quantities, sizes, spelling, & wording. I hereby authorize release to production according to this approved submittal.

Approved As Is:

Production Will Not Begin Until Signed Approval is Faxed Back.

Revise & Resubmit:

Color Disclaimer: Due to variances among color monitors and printers, the colors that appear on your screen or as printed may not be exact.

1/2" = 1' 1:24 SCALE

This drawing is the property of SignsSource, Inc. and may not be used, reproduced or disclosed without written authorization.

**SIGNSOURCE**  
A Division of  
**INDIGO SIGNWORKS**  
7660 Quattro Drive  
Chanhassen, MN 55317  
www.sign-source.com  
Listed Fax: 952.908.9153

Rev: 8.0 | Revision Notes

- Rev. 3: Added Options
- Rev. 4: Changed Tag line & Showed Night View
- Rev. 5: Changed to face lit letters
- Rev. 6: Changed tag line
- Rev. 7: removed tag line
- Rev. 8: Revised install location
- Rev. 9:-
- Rev. 10:-

Drawing Date: 04.26.19

Customer:  
**The Brost Clinic**

Sales / Project Manager:  
**Jim Abrahamson**

952.908.9106 - jim@sign-source.com

Customer Service Representative:  
**Kathy Armstrong**

952.908.9125 - kathy@sign-source.com

Designer:  
**Tom Schommer**

tom@sign-source.com

Order / Est. #:  
**651740**

File Name:  
**651740 The Brost Clinic - Channel Letters.ai**

File Location:  
**A-Z Shared Design**

Fonts:

Font:





New family backside  
parking lot of the  
1421 building of the  
Wayzata Club



**"Criteria for Granting.** Conditions governing considerations of variance requests.

1. Variances shall only be permitted when they are:

a) In harmony with the general purposes and intent of this Ordinance; and

b) Consistent with the Comprehensive Plan.

2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.

*The current signage facing Hwy 12 is only visible for east-west traffic. We are requesting a sign visible for west-east traffic.*

3. "Practical difficulties," as used in connection with the granting of a variance, means that:

a) The property owner's proposal for the property is reasonable but not permitted by this Ordinance;

*The current signage facing Hwy 12 & Wauzeka Blvd already exceeds the allowable square feet for the*

b) The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and

*The building is visible from 3 directions due to the curve in Hwy 12.*

c) The variance, if granted, will not alter the essential character of the locality.

*The sign would not be visible from the front or side of the building. Only from the back.*

*facade  
this would  
be on the  
back of  
the  
building*

4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.

6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building."

6/9/19 



Front of building  
1421 E Wayzata Ave Blvd

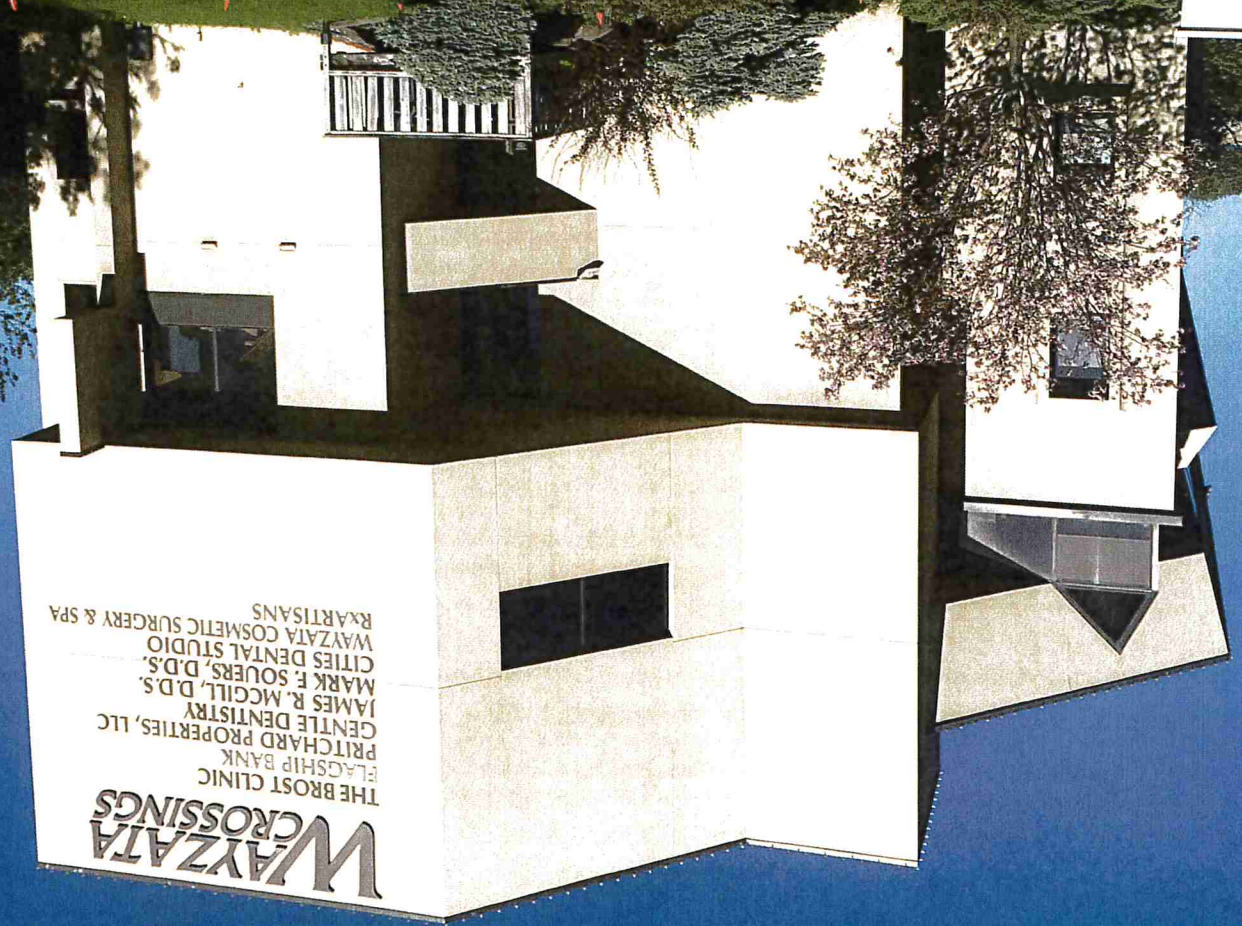




Current sign on  
Wayzata Blvd.







*Leaving the highway  
going east - under it.*



Back of building

vacant  
this is where the sign is





1415 Building  
connected by  
skyway.

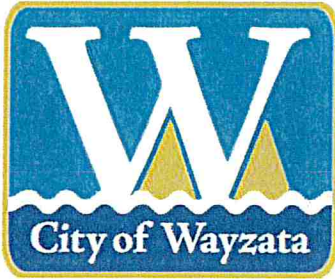




Side of 1415  
Building







## Development Application

### Project Information:

Project Name: The Brost Clinic Date Filed: 5-16-19  
Property Owner: Loe Oberhauser (Prichard properties)  
Address: 1421 E Wayzata Blvd Wayzata MN 55391  
Applicant (if different than owner): Barbro Brost D.C.  
Prior Applications to Wayzata under different names: N/A  
Address (if different than owner): same  
Responsible contact person: Barbro Brost D.C.  
Telephone: (cell) (612) 501-5566 Fax: (612) 473-1850 E-Mail: barbrok@gs@aol.com  
(The Brost Clinic)  
Address of Property Involved: 1421 E Wayzata Blvd  
Legal Description: \_\_\_\_\_  
Property Identification Number: \_\_\_\_\_  
Tax and assessment status: Current \_\_\_\_\_ / Delinquent \_\_\_\_\_  
Amount Delinquent \$ \_\_\_\_\_

### Type of Request:

- \_\_\_\_\_ Design Review
- \_\_\_\_\_ Conditional Use Permit
- ☒ Variance 927 sign table, 915.02
- \_\_\_\_\_ Subdivision
- \_\_\_\_\_ Rezoning
- \_\_\_\_\_ Zoning Amendment
- \_\_\_\_\_ Comprehensive Plan Amendment
- \_\_\_\_\_ Planned Unit Development
- \_\_\_\_\_ Other

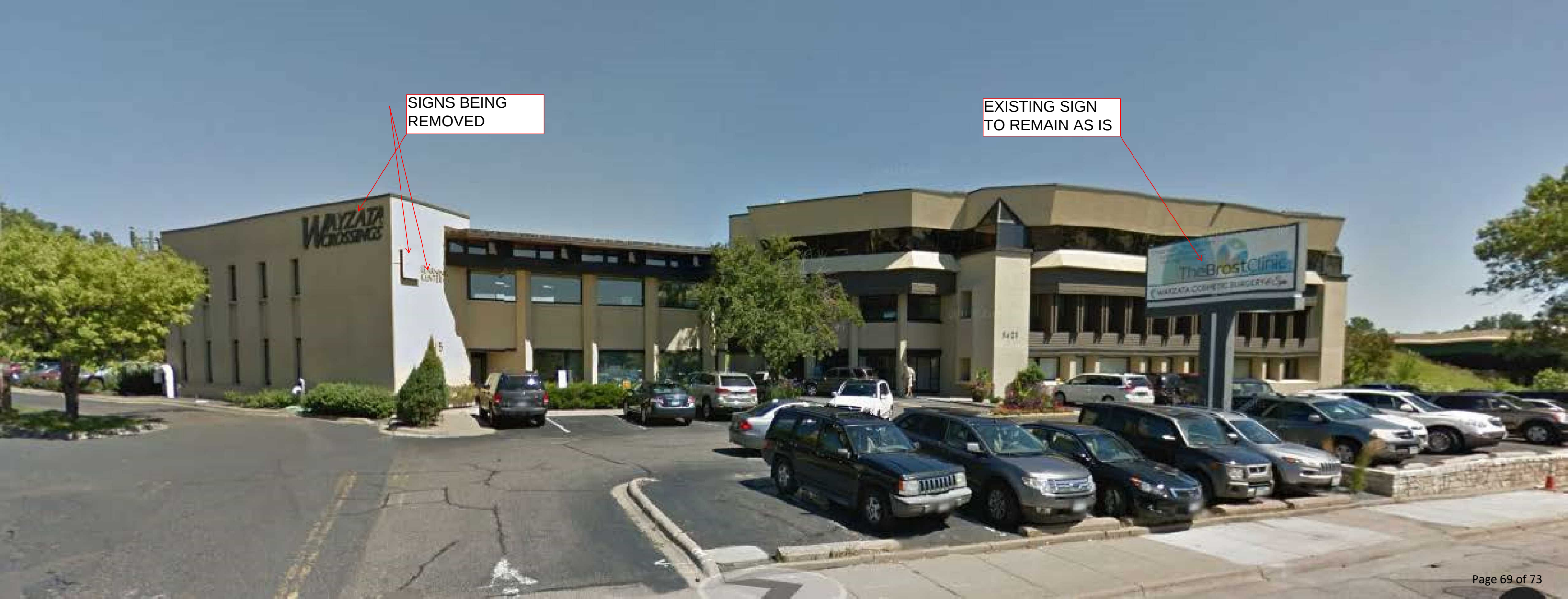
<sup>1</sup> The Applicant disclosed is the real principal in interest and is not acting for another party.

## **2016 Wayzata Crossings Sign Permit**









SIGNS BEING  
REMOVED

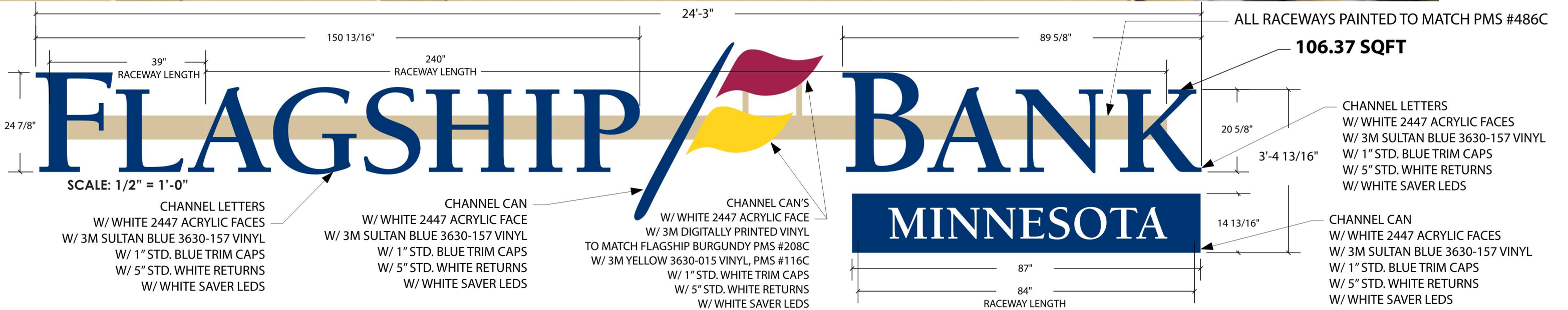
EXISTING SIGN  
TO REMAIN AS IS



AFTER - SCALE: 3/8" = 1'-0"



BEFORE - NOT TO SCALE



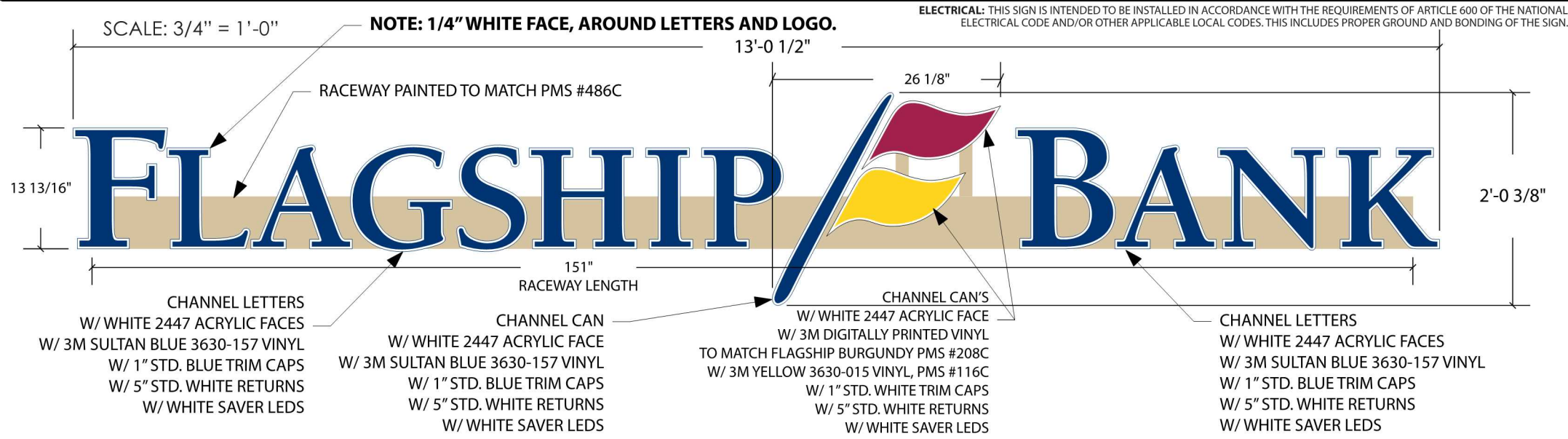
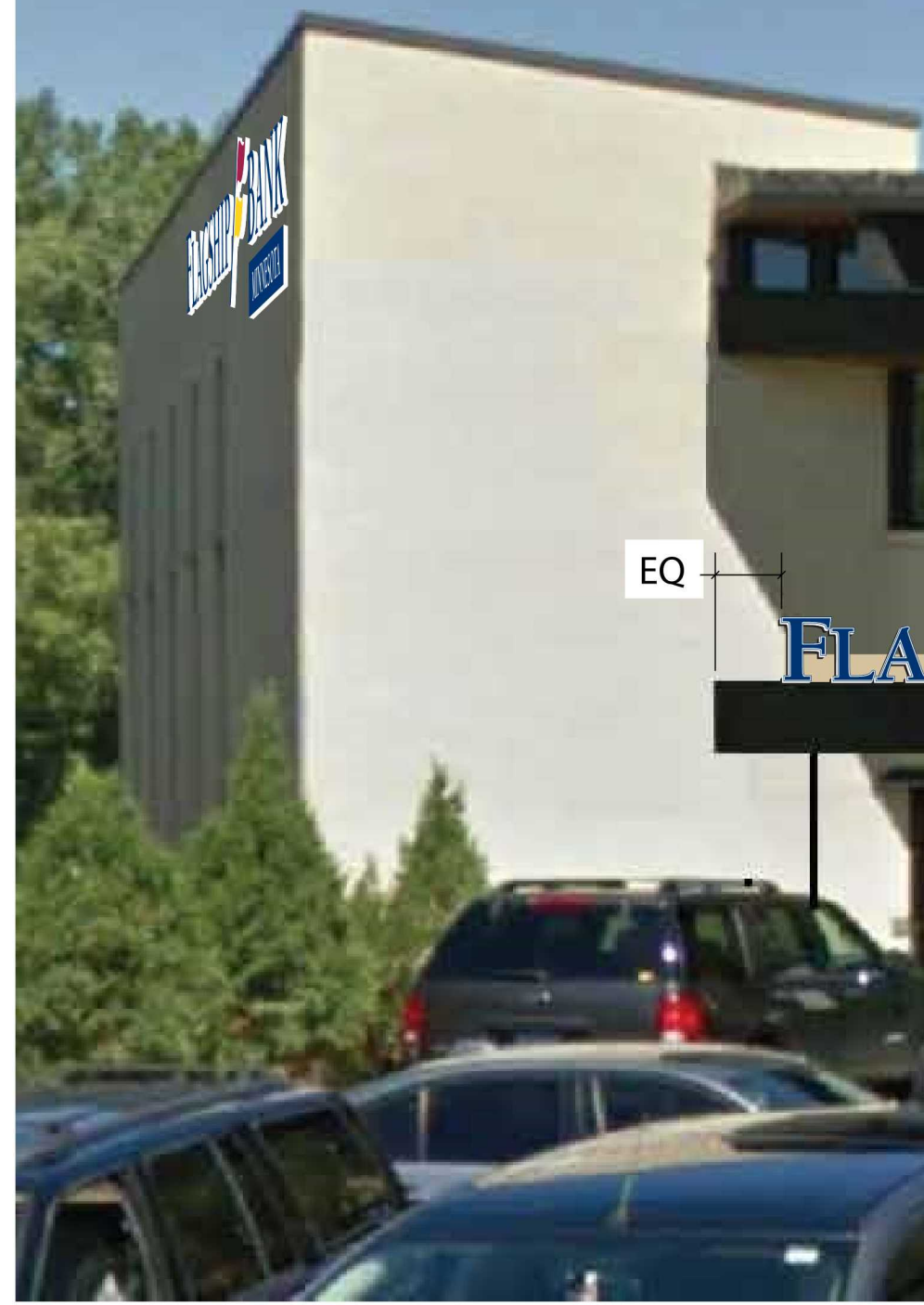
FACE COLOR: WHITE  
TRIM COLOR/SIZE: SEE ABOVE  
RETURN COLOR/SIZE: SEE ABOVE  
LIGHTING TYPE: WHITE SAVER USLEDs

# OF STROKES: 1  
PHOTO EYE: NONE  
ADDITIONAL NOTES: CHANNEL LETTERS AND CHANNEL CAN, MOUNT ON RACEWAYS.

SALESMAN: BRUCE KIFFMEYER DATE: 4/21/16  
LOCATION: WAYZATA, MN SQ FT:  
DRAWN BY: TOM SCALE: SEE ABOVE



AFTER - SCALE: 3/8" = 1'-0"



EQ

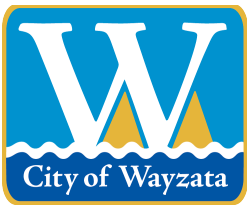


EQ



BEFORE - NOT TO SCALE

|                                                                                                                      |                                                                                                             |                                                                     |                                             |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------|
| FACE COLOR: WHITE<br>TRIM COLOR/SIZE: SEE ABOVE<br>RETURN COLOR/SIZE: SEE ABOVE<br>LIGHTING TYPE: WHITE SAVER USLEDs | # OF STROKES: 1<br>PHOTO EYE: NONE<br>ADDITIONAL NOTES: CHANNEL LETTERS AND CHANNEL CAN, MOUNT ON RACEWAYS. | SALESMAN: BRUCE KIFFMEYER<br>LOCATION: WAYZATA, MN<br>DRAWN BY: TOM | DATE: 4/22/16<br>SQ FT:<br>SCALE: SEE ABOVE |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------|



## City of Wayzata Planning Commission Agenda Report

|                                                      |                          |
|------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> June 17, 2019                   | <b>AGENDA ITEM:</b> 7.a. |
| <b>TITLE:</b> Review of Development Activities       |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner   |                          |
| <b>REVIEWED BY:</b> Eric Zweber, Planning Consultant |                          |
| <b>60 DAY DEADLINE:</b> N/A                          |                          |

**BACKGROUND:**

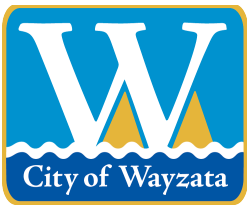
Staff will be providing an update at the meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None



## City of Wayzata Planning Commission Agenda Report

|                                                      |                          |
|------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> June 17, 2019                   | <b>AGENDA ITEM:</b> 7.b. |
| <b>TITLE:</b> June 11th City Council Meeting Report  |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner   |                          |
| <b>REVIEWED BY:</b> Eric Zweber, Planning Consultant |                          |
| <b>60 DAY DEADLINE:</b> N/A                          |                          |

**BACKGROUND:**

A verbal update will be given at the meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None