

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, August 5, 2019

6:30 PM

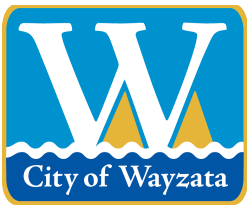
- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
 - a. Approval of July 1, 2019 Meeting Minutes
 - b. Approval of July 15, 2019 Meeting Minutes
 - c. Adoption of PC Report and Recommendation for Approval of Multiple Variances and a Conditional Use Permit at 900 Shady Lane East
- 5. Old Business Items**
 - a. Consider the Development Application for the Highcroft North Two Lot Subdivision at 153 Peavey Lane
- 6. Public Hearing Items**
- 7. Other Items**
 - a. Review of Development Activities
 - b. July 16 City Council Meeting Report
 - c. Planning Commissioner Liaison for the August 7 City Council Meeting
- 8. Adjournment**

Upcoming Meetings:

City Council - August 7, 2019

Planning Commission - August 19, 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

MEETING DATE: August 5, 2019	AGENDA ITEM: 4.a.
TITLE: Approval of July 1, 2019 Meeting Minutes	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Eric Zweber, Planning Consultant	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

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

ATTACHMENTS:

1. July 1, 2019 PC Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
July 1, 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: Plantan, Merriam, Flannigan, and Bashioum. Absent: Douglas, Parkhill and Iverson. Interim Community Development Director Eric Zweber, Assistant Planner Nick Kieser, Planning Consultant Peggy Sue Imihy, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

Chair Flannigan stated that item 3a of the proposed Agenda, Approval of June 3, 2019 Meeting Minutes, should be moved to 4b under the Consent Agenda.

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

Commissioner Plantan made a motion, seconded by Commissioner Bashioum, to approve the July 1, 2019 agenda with item 3a moving to 4b. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

**a.) Request to Continue the Review of the Variance Requests for Wayzata Crossings
at 1421 Wayzata Boulevard E to the meeting on July 15, 2019**

b.) Approval of June 3, 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.

Commissioner Bashioum made a motion, seconded by Commissioner Plantan, to approve the Consent Agenda. The motion carried unanimously.

AGENDA ITEM 5. Old Business Items:

a.) None

AGENDA ITEM 6. Public Hearing Items:

~~a.) Consider the Development Application for a Fence Conditional Use Permit at 663 Bushaway Road (Withdrawn by applicant June 28, 2019)~~

Interim Community Development Director, Eric Zweber, stated that on June 28, 2019, the applicant withdrew the application on June 28, 2019. The applicant stated that they would be able to make repairs to the existing fence and would no longer need to pursue a variance.

b.) Consider the Development Application for Multiple Variances and Conditional Use Permits at 630 Bushaway Road

Assistant Planner, Nick Kieser, stated that the property owner, Peter Pflaum is proposing to demolish the existing house, utilize the existing foundation, and construct a new single-family residence at 630 Bushaway Rd. The proposal requires multiple variances and Conditional Use Permits (CUPs). In 2016, the applicant received approval for similar variances and CUPs. In 2017 and 2018, the applicant received approval for extensions of those variances and CUPs which are currently approved until October 18, 2019. The current application proposes various changes compared to the 2016 approvals. The R-1A Variances requested include: Front yard setback from 45 feet to 17.2 feet, Rear yard setback from 50 feet to 14.7 feet, Lot coverage variance from 10% to 15.2%, and Impervious surface variance from 20% to 24.88%. The Shoreland District Variance is for a Shoreland setback from 75 feet to 14.7 feet. The proposed house would be two stories in height, include a basement, be 1,541 square feet in size, and include a two-car attached garage. There would be a new porch along with an addition of the road side, a new addition on the north side, and a pervious paver patio on the lake side. The applicant is proposing to construct a seven-foot tall fence along the front of the property. The 2016 application approved the construction of a six-foot tall stone wall fence. The proposed fence would be constructed of wood with stone pillars and would be located partially in the County right-of-way of Bushaway Road and partially on the subject property. The stone pedestals will be located on the subject property. The fence requirements allow a fence with a maximum height of 42-inches and a maximum opacity of 50% within the front yard. The applicant has requested a Conditional Use Permit for a seven-foot fence that is over 50% opaque. He is also requesting a Conditional Use Permit for Non-Conforming Lot. The property's current zoning is R-1A Low Density Single Family Residential. The Comp Plan designation is Estate Single Family Residential, and it is in the Shoreland Overlay District. The 2016 development application approved many of the current variance requests, and this was detailed in a comparison table provided to the Commission in the packet. Mr. Kieser stated that overall, the current application is increasing the setbacks and decreasing the lot coverage and impervious surfaces that were approved in the previous application.

Chair Flannigan asked the Commission if there were questions for staff.

There being no questions for staff, Chair Flannigan invited the applicant to speak to the Planning Commission about the application.

1 Applicant and Property owner, Peter Pflaum, 630 Bushaway Road, stated that he is a life-time
2 resident of Wayzata and that the property has been in his family for at least 50 years. He stated
3 that their goal in 2016 was to get City and County approvals for construction and then to sell his
4 existing home and downsize. He stated that unanimous approval was received from the Planning
5 Commission and the City Council. He added that the construction costs caused them to delay
6 construction and to consider altering the plan. He shared a PowerPoint slide detailing the property
7 and its distance from the one neighboring property. He added that there are a number of mature
8 willow trees on the property that they plan to keep. There will be a future landscape plan that will
9 be submitted to the City. He shared graphics that detailed the changes between the 2016 and the
10 current application, and stated it was a 15-25% decrease in most areas. He stated that the
11 previously planned fence was approved with the City and the County but was being updated to
12 lower costs. He explained that the fence is necessary to the property to shade the house from the
13 car lights, privacy, and to protect the trees from the road salt. He shared pictures of fencing in
14 the area and explained that the fences were all at seven foot in height and many are in the right-of-
15 way of Bushaway Road. He added that his fence request is consistent to those in the area.

16
17 Commissioner Merriam asked why the survey given to the Commission stated that some of the
18 neighboring fencing was listed at eight-feet in height.

19
20 Mr. Pflaum stated that he did not have an answer for why the survey listed them at eight-feet
21 because he measured them at seven-feet in height.

22
23 Chair Flannigan stated that Mr. Pflaum also provided a letter to the Commission that was very
24 informative.

25
26 There being no further questions from the Commission for the applicant, Chair Flannigan opened
27 the public hearing on the application at 6:58 p.m.

28
29 There being no one else wishing to comment on the application, Chair Flannigan closed the public
30 hearing at 6:59 p.m.

31
32 Chair Flannigan asked the Commission for comments.

33
34 Commissioner Bashoum stated that she was initially concerned with the minimum square foot
35 requirement, but that Mr. Pflaum helped her understand the uniqueness of the property.

36
37 Commissioner Merriam asked for clarification of why the application is necessary. The fence is
38 the only item where they are asking for more than what was originally approved. She had no
39 concerns with the application.

40
41 Interim Director of Building and Planning Eric Zweber responded that the new application does
42 have less of an impact than the previously approved application. He stated that having the new
43 application reviewed in totality could provide a clean slate for the applicant.

44
45 Commissioner Plantan stated she had no concerns with the application.

1 Chair Flannigan stated that he does have concerns regarding the fence height and the 100% opacity.

2
3 There being no further questions or discussion among the Commissioners, Chair Flannigan asked
4 for a motion on the application.

5
6 Commissioner Plantan made a motion, seconded by Commissioner Merriam, to direct staff to
7 prepare a draft Planning Commission Report and Recommendation with appropriate findings
8 reflecting a recommendation of approval of the requested variance in the R-1A zoning as described
9 in item A of the application, the variance from the Shoreland overlay as described in item B of
10 the application, the conditional use permit for non-conforming lot as described in item D of the
11 application, and the conditional use permit for a seven-foot tall fence pending County right-of-way
12 approval at 630 Bushaway Rd for review and adoption at the next Planning Commission meeting.
13 The motion carried unanimously.

14
15 **c.) Consideration of Development Application of Wayzata Woods Density and Non-**
16 **Conforming Use Variances at 240 Central Avenue North**
17

18 Planning Consultant, PeggySue Imihy, stated that the applicant and property owner, Wayzata
19 Woods LLC, is requesting approval of two variances to allow for the construction of a new, three-
20 story building at 240 Central Ave N. The new building along with the renovation of the existing
21 building would result in 17 new dwelling units on the property. The Wayzata Zoning Ordinance
22 allows for Multiple Family Dwellings as a permitted use in the R-5 Average Density Residential
23 District, so long as they meet the density requirement of one (1) unit per 2,500 square feet. The
24 building was originally approved as a multiple family residential building in 1962, at a density of
25 one (1) unit per 2,000 square feet, making the property currently a legal, non-conforming use. The
26 proposed new units would further exceed the allowable density at one (1) unit per 1,807 square
27 feet. The applicant has cited the age of the building and the necessary improvement needed to
28 maintain it, as well as the ability to include units which are accessible as the practical difficulty
29 underlying the variance request. Should the variance be approved, the applicant would come back
30 with a Design Review application which would allow the Planning Commission to review the
31 building material, pedestrian access, hardcover, landscaping, and all other City Code requirements.
32 The additional units would require a total of 34 parking stalls of which half of the stalls will need
33 to be covered. The parking will be reviewed with the Design Review, but if the Planning
34 Commission were to recommend approval of the variances, a condition that the parking
35 requirement will need to be achieved per the City Code should be included in the recommendation.
36 She summarized that they are requesting a variance from the allowable density in the R-5 District
37 which is limited to one (1) unit per 2,000 square feet. They are also requesting a variance from
38 the prohibition on expansion of a legal non-conforming use due to City Zoning Code provision
39 that any non-conforming use shall not be enlarged or reconstructed.

40
41 Chair Flannigan asked the Commission for any questions for staff.

42
43 Chair Flannigan asked if the 2040 Comprehensive Plan had the same density as the current plan.

44
45 Ms. Imihy stated that it is the same.

1 There being no further questions for staff, Chair Flannigan invited the applicant to speak to the
2 Planning Commission about the application.

3
4 Chief Operating Officer for the management company representing the Applicant and Property
5 owner, Julie Rodriguez, stated that the president of their construction company, who is working
6 closely on the project was recently injured and therefore, she would be filling in. She stated that
7 they are considering underground parking, reconfiguration of current open spaces for parking, as
8 well as consideration of possible shared parking options. The property was purchased in December
9 of 2018 with the intention of repairing the roofs, improving the exterior, and solving accessibility
10 issues for current and prospective residents.

11
12 Chair Flannigan had it confirmed that there was underground parking under each of the current
13 buildings.

14
15 Commissioner Bashioum asked if it was considered to add underground parking under the new
16 structure as it is with the existing buildings.

17
18 Ms. Rodriguez responded that due to the small footprint of the proposed building, it would be far
19 too costly to add underground parking.

20
21 Commissioner Merriam asked if it was considered to make one of the current buildings
22 handicapped accessible. She added that a ramp may be added by the entrance stairs.

23
24 Ms. Rodriguez responded that a ramp may be possible, but the high grade limits the potential
25 location. There were concerns about it being aesthetically pleasing. She added that there are a
26 number of renovations that they would like to make to the property to bring it up to market standard
27 and this additional building will assist with that.

28
29 Commissioner Merriam asked how many handicapped accessible units will be created in the new
30 building.

31
32 Ms. Rodriguez responded that they are planning on two handicapped accessible units.

33
34 Commissioner Merriam asked if they are stating that their hardship for requesting a variance is so
35 that they can create two handicapped accessible units.

36
37 Ms. Rodriguez responded that they would also be upgrading the leasing center and fitness center
38 to be accessible as well. She added that these are used by all residents.

39
40 Chair Flannigan asked what the economics would be in terms of the current residents.

41
42 Ms. Rodriguez explained that their owner generally purchases older building with solid structures
43 and then completes renovations to improve their marketability. The rents will then be increased
44 on average \$100 to \$150 over time so as not to negatively impact the residents. They believe that
45 residents will be willing to pay the increased rent in order to live in more modern and updated
46 units.

1
2 Commissioner Merriam asked for explanation as to why the parcel is described as unique due to a
3 survey stating that the parcel was once controlled by the parcel at 240 Central Avenue.

4
5 Interim Director Zweber stated that the information of the original survey was provided to
6 demonstrate the changes of the property over time. He does not believe that it is significant to the
7 current application.

8
9 There being no further questions from the Commission for the applicant, Chair Flannigan opened
10 the public hearing on the application at 7:22 p.m.

11
12 Resident, Mary Page Brown, 240 Central Avenue, stated that she has numerous concerns with the
13 application. She currently lives on the parking lot side of the building and she doesn't want the
14 green space removed. She added that there is a small stream and cattails in the green space. A
15 building in that location will increase the light pollution. She stated that there are current residents
16 in the building that require accessibility features and the building meets their needs. She noted
17 that the elevators are accessible from the underground parking up through the building. She stated
18 that a ramp may be a good idea for increased accessibility. She stated that the new management
19 company is located in California and the title "Wayzata Woods LLC" is a misnomer. She is
20 frustrated with the lack of communication, dirty carpets, non-existing pool that was advertised,
21 and incomplete repairs which have led her to have no confidence in the company to complete
22 anything in a timely and thoughtful manner.

23
24 Resident, Danielle Booker, 240 Central Avenue, stated that she is concerned with parking and that
25 there is may not be enough designated parking for the building. She was able to get underground
26 parking due to another tenant moving out when she moved in, but she knows of other residents
27 that have been placed on a waiting list. She expressed concerns with the lack of communication
28 from the owners regarding repairs and construction, the possible rent increases, and parking
29 difficulties.

30
31 There being no one else wishing to comment on the application, Chair Flannigan closed the public
32 hearing at 7:28 p.m.

33
34 Chair Flannigan stated that there are a couple of issues to discuss regarding the application which
35 includes the density, trees, and parking. He stated that the application does not appear to be
36 complete, but he asked for the Commissioners input. He also asked Ms. Imihy to elaborate on the
37 applicant's explanation for the practical difficulties that they are experiencing that would justify a
38 variance.

39
40 Ms. Imihy stated that she has worked with the applicant to help them explain the practical
41 difficulties. She shared some examples with the applicant in an attempt to provide guidance. She
42 agrees that the application may not have a very strong explanation of practical difficulties, which
43 is required for variance requests.

44
45 Chair Flannigan asked the Commission for comments related to the density.

1 Commissioner Bashioum stated that she would like to have some assurances that all of the
2 buildings were going to benefit from the improvements and not have the current buildings left in
3 disrepair.

4
5 Commissioner Plantan stated that without having a complete landscape plan it is difficult to exactly
6 determine the impact on green space, but it does appear that there will still be some room for it.
7 She believes that the proposal aligns with the Comprehensive Plan to offer more diverse housing
8 stock. She added that she likes the idea of having ADA dedicated units and not just the building
9 being ADA compliant, but she approves of the fitness and leasing office updated for ADA
10 compliance.

11
12 Commissioner Merriam stated that she appreciates the intention of updating the building to include
13 more ADA accessible features. She is concerned with the decrease of green space that the
14 proposed building would cause. She would not be comfortable approving a variance for expanding
15 non-conforming use or for density.

16
17 Chair Flannigan stated that the Comprehensive Plan does call for an increase of density for some
18 areas. He does not believe that the application is complete and that there are too many questions
19 remaining to act on the application. He would like to see the application tabled so that the applicant
20 can better describe the practical difficulties related to the application and so they can respond to
21 the comments made at the public hearing. He would also like to have more than anecdotal
22 information relating to the landscape, green space, and parking solutions.

23
24 City Attorney David Schelzel stated that procedurally the Commission could table action on the
25 application and ask the applicant to come back with more information in support of the application,
26 or direct staff to prepare a draft report and recommendation of denial based on the lack of
27 information and grounds for approval of the application.

28
29 There being no further questions or discussion among the Commissioners, Chair Flannigan asked
30 for a motion on the application.

31
32 Commissioner Bashioum made a motion, seconded by Commissioner Plantan, to table further
33 review and action on the application to the next meeting to allow the applicant time to submit an
34 updated plan with more information regarding the practical difficulties, specific parking details,
35 landscape plan, green space review and documentation that it is buildable to be considered at the
36 next Planning Commission meeting. The motion carried 3 ayes and 1 nay (Merriam).

37
38 **d.) Consider the Development Application for an Amendment to a Planned Unit**
39 **Development at 250 Superior Boulevard**
40

41 Interim Community Development Director, Eric Zweber, stated that the applicant, Minnesota
42 Wellness, LLC, and the property owner, Wayzata Bay Superior Retail, LLC, have submitted a
43 development application to reconfigure the space and redesign the exterior of the property at 250
44 Superior Blvd. The applicant is proposing a health and wellness club including fitness center, spa,
45 café, walking track, fitness classes and events, and services such as personal training, nutritional
46 consultation, chiropractic work, acupuncture, and massage therapy. 250 Superior Blvd is the

1 former location of Lund's and Byerly's Kitchen. As part of the renovation plans, the applicant is
2 proposing to relocate the main entrance to the east and make exterior renovations to the building
3 façade. The development application requests approval of a PUD amendment and design. The
4 development was reviewed and approved under the design standards when it was initially approved
5 as a PUD in 2008. The original review and approval of the Superior Block granted a number of
6 deviations from the design standards at the time, including: upper story setbacks, building
7 materials for metal awnings, benches – for 50-foot intervals, and building recesses. The proposed
8 project meets the requirements and general intent of the design standards. The proposed relocation
9 of the main entrance provides a more accessible location for those using the structured parking
10 while providing an entrance that is still easily accessible by foot or bike. The closing of the loading
11 dock doors reduces the conflict between pedestrians and freight trucks that was previously present.
12 The current application proposes 26,441 square feet of fitness center space and 2,399 square feet
13 for a café. Given that parking was not an issue with the previous grocery use, there is no anticipated
14 parking concern with the fitness center and café. The proposed commercial space parking
15 requirement is 117 spaces. Currently, there are 128 public parking spaces provided for the
16 proposed use. In addition, there are 127 private parking spaces for a total of 255 parking spaces.
17 The applicant intends to provide a wall sign at its main entrance along Mill Street as well as at the
18 corner of Superior Blvd-Mill Street. The applicant has stated that both signs will be lit in
19 accordance with zoning regulations. The applicant will be seeking WELL Certification, which is
20 the leading tool for advancing health and well-being in buildings globally. WELL is similar to
21 LEED certification, but on a health basis rather than an environmental-focus. WELL Certification
22 explores a building's function and access as it relates to air, water, nourishment, light, movement,
23 thermal comfort, sound, materials, mind, community, and innovation.

24
25 Chair Flannigan asked the Commission for any questions for staff.

26
27 Commissioner Bashoum asked for clarification of ownership due to a PUD standard requiring
28 ownership of the property.

29
30 Interim Director Zweber stated that the property owner Presbyterian Homes is on the application.

31
32 There being no further questions for staff, Chair Flannigan invited the applicant to speak to the
33 Planning Commission about the application.

34
35 Applicant's representative, Madeline Pong, 3430 List Place, Minneapolis, stated that she is the
36 project manager for the CommonWELL, which is a new high-end health and wellness club for
37 individuals interested in increasing their health span through an integrated and high touch
38 experience. She added that their mission is to foster a community tailored to the active adult
39 by pairing members with wellness advisors that will provide resources and guide the member on
40 their personalized health journey. The club will offer assessment classes, one-on-one training,
41 bodywork services, a sustainable café, walking track, hot and cold pool circuit, saunas, and many
42 other amenities. She stated that they will also be seeking WELL certification, which is the leading
43 tool for advancing health and well-being. She stated that they will be asking for three items:
44 relocation of the main entrance, exterior renovations to Mill Street façade, and exterior renovations
45 to Superior Boulevard façade.

1 Applicant's Architect, Scott Hierlinger, 2765 Marsh Way, stated that the relocation of the main
2 entrance will improve accessibility and safety through the removal of the entrance stairs and
3 placing it adjacent to covered parking. He added that the replacement of the non-visible glass with
4 fully visible glass and the removal of a canopy would allow more light onto the full fitness floor.
5 These changes are intended to create a nourishing environment that people will want to spend time
6 in. He stated that the project and resulting business will be LEED and WELL certified.

7
8 Chair Flannigan asked how many CommonWELL businesses exist and if there is parking with an
9 entrance attached to the back of the building.

10
11 Mr. Hierlinger responded that this is the first CommonWELL and that there is attached parking
12 located at the back of the building that will also have an entrance. He added that a parking study
13 was completed and has been included with the application.

14
15 Commissioner Bashioum stated she was disappointed with the lack of greenery in the landscape
16 plan. She added that she was happy to see the truck access removed but would have rather seen
17 more creativity in the redesign rather than just adding louvers to the location.

18
19 Mr. Hierlinger responded that the louvers are functional and were placed to increase the air
20 exchange in the building. He added that the type of facility requires a higher level of air exchange
21 and they didn't want to place the mechanics on the rooftop. He further stated that they will be
22 adding a lot more greenery to the inside and outside of the facility, they focused on getting the
23 structural changes approved first and then they will further address the greenery.

24
25 Commissioner Bashioum stated that there is an increase of pedestrian traffic in Wayzata and the
26 location is a main thoroughfare. She encouraged the applicant to make the exterior a showcase or
27 greenery.

28
29 There being no further questions from the Commission for the applicant, Chair Flannigan opened
30 the public hearing on the application at 7:54 p.m.

31
32 There being no one wishing to comment on the application, Chair Flannigan closed the public
33 hearing at 7:55 p.m.

34
35 Chair Flannigan asked the Commission for their thoughts regarding the application.

36
37 Commissioner Merriam stated that she does not have any concerns with the application.

38
39 Commissioner Plantan stated that she believes that the project aligns well with the Comprehensive
40 plan to create a connected city through sustainable efforts for healthy lifestyles. She further praised
41 the applicant on creating a café that is accessible to the public.

42
43 Commissioner Bashioum agreed with the comments from the other Commissioners.

44
45 Chair Flannigan also agreed with the other Commissioners.

1 There being no further questions or discussion among the Commissioners, Chair Flannigan asked
2 for a motion on the application.

3
4 Commissioner Plantan made a motion, seconded by Commissioner Merriam, to direct staff to
5 prepare a draft Planning Commission Report and Recommendation on the application for 250
6 Superior Boulevard for review and adoption at the next Planning Commission meeting, with
7 appropriate findings, recommending (i) approval of the amendment to the original PUD which
8 allows the relocation of the main entrance, exterior renovations to Mill Street façade, exterior
9 renovations to Superior Boulevard façade, and (ii) approval of the design as described in the
10 application, with the condition that the signage package for the new use must receive City
11 approval. The motion carried unanimously.

12
13 **e.) Consider the Development Application for a Planned Unit Development Concept**
14 **Plan at 215 Walker Ave N**
15

16 Planning Consultant, PeggySue Imihy, stated that the applicant, Walker Partners limited
17 Partnership, and the neighboring property owner, RE Clark Land Invest LLC, have submitted a
18 development application to redevelop the properties at 545 Indian Mound E and 215 Walker Ave
19 S. The applicant is proposing to demolish the existing building on the site, and construct eight,
20 two-story townhomes. Two of the homes would face Indian Mound E., while the other 6 would
21 have front yards along Walker Ave N. The development would have a private driveway to access
22 the garages which would be located to the rear of the homes with a rain garden located between
23 the driveway and the western property line. The property of the proposed development slopes
24 lower as you move from south to north along Indian Mound E. The individual units would be
25 stepped down from north to south creating individual front elevations. The ownership of the units
26 has not been finalized, but the application is exploring to create lot lines at the boundary of the
27 space occupied by the eight individual units and then the remaining land surrounding the units
28 would be under common ownership. If that is the ownership method, then the height of the
29 individual units can be calculated using the average grade around each unit. The property is
30 currently zoned C-1 and is located within the shoreland overlay district. The applicant would need
31 to show that 30% of the area is open space or request a variance. The City's parking ordinance
32 establishes the minimum number of parking stalls that must be provided in a development based
33 on the uses in the building. For townhomes, the development must provide two (2) spaces for
34 every one (1) unit. The application currently shows that these parking spaces would be adequately
35 supplied with the garages and driveways located behind the homes. PUD Concept Plan review
36 and approval is one of the first steps in the process for the applicant in which the applicant is
37 looking for feedback from the Planning Commission prior to the next step which is the
38 development, review and approval of a PUD general plan.

39
40 Chair Flannigan asked the Commission if they had any questions for staff.

41
42 There being no questions for staff, Chair Flannigan invited the applicant to speak to the Planning
43 Commission about the application.

1 Applicant's representative, Chris Hickok, 140 Golden View Drive, stated that he is one of the
2 partner/owners of the L shaped property on Walker Avenue which would be combined with the
3 Indian Mount property for redevelopment.

4
5 Applicant's Architect, Tim Whitten, Whitten Associates Inc, stated that the owner of the Beacon
6 Five project, Ron Clark, was approached with the idea of combining their respective properties for
7 a redevelopment project. He stated that the 32,000 square-foot site would allow the development
8 of 16 units, but it was decided that eight townhomes would offer a more residential single-family
9 feel to the site. Under the proposed plan, each townhome would have a private garage, front door
10 accessing the street, and master level living on the first floor. The buyers would have the option
11 to customize much of the interior, but the exterior would be controlled to assure consistency of
12 design but allow for some opportunities to distinguish each home from each other. He stated that
13 combining the parcels would decrease the traffic in the area and an increase of the green space.
14 He shared that the developers met with 14 of the neighbors the previous week to gather feedback.
15 Neighbors stated that they liked the idea of fewer units, less traffic and the single-family feel, but
16 expressed concerns with the storm-water management, the setbacks, trash/recycling, and the
17 exterior finishes.

18
19 Chair Flannigan asked what the plan would be for garbage removal.

20
21 Mr. Whitten explained that each home would have individual garbage removal.

22
23 Chair Flannigan asked about the potential of combining the driveway with the adjacent Garrison
24 Landing Building.

25
26 Mr. Whitten responded that due to the different grades of the properties they would not be able to
27 be combined.

28
29 Commissioner Bashioum asked what the range of square footage would be for each town home.

30
31 Mr. Whitten responded that each home would range between 3,300 to 3,600 square-feet.

32
33 Commissioner Merriam asked for clarification regarding a 9' setback listed in their packet.

34
35 Mr. Whitten stated that the information was incorrect, and that the setback would be at the required
36 10 feet.

37
38 Chair Flannigan asked if Walker was a no parking area.

39
40 Interim Director Zweber responded that he discussed the project with the Public Works Director
41 and that it was not mentioned that it was a no parking area.

42
43 There being no further questions from the Commission for the applicant, Chair Flannigan opened
44 the public hearing on the application at 8:21 p.m.

1 Resident, Johnny Adams, Garrison Landing, Wayzata, stated that he lives in and owns additional
2 property that is located on multiple sides of this project. He stated that his neighbors are pleased
3 to see a residential project, but they want the townhomes to have high-end exterior finishes that
4 are in keeping with the brick and stone of the neighborhood. He stated that the residents in
5 Garrison Landing will want to see significant screening on the lot line that divides the properties.
6 He would like to see the plan flip-flopped so that the units would be moving more to the east and
7 away from Garrison Landing and pushed back on the north side of the property. He added that he
8 was turned down for developing a similar row of townhomes on Rice Street due to there not being
9 enough of a break between the homes. He explained that he was required to place eight feet gaps
10 between the buildings that he developed. He stated the proposed townhomes would create a 225-
11 foot run of buildings along Walker without a break. He stated that he is more concerned with the
12 screening and the exteriors. He further explained that the project would have a 14-foot grade drop
13 from the high point to the low point. He stated that this would likely require a very elaborate
14 underground storm sewer drainage system rather than a less effective rain garden. He explained
15 that a downpour could overflow a rain garden and cause a water problem in the Garrison Landing
16 homes. He would like to see a few modifications and changes but for the most part he likes the
17 project.

18
19 There being no one else wishing to comment on the application, Chair Flannigan closed the public
20 hearing at 8:26 p.m.

21
22 Chair Flannigan asked for staff guidance as to what the Commission is being asked to provide
23 regarding the application.

24
25 Ms. Imihy stated that the applicant is looking for PUD Concept approval, and any comments
26 regarding what was liked and disliked regarding the project so that staff can create a report and
27 recommendation regarding the application to provide a recommendation to City Council as well
28 as feedback for the developer.

29
30 Chair Flannigan asked the Commission for comments and feedback.

31
32 Commissioner Bashioum stated that she would like to see details regarding the robust drainage,
33 sufficient buffers for the driveways to screen neighboring residents from having full garage views.
34 She added that she would agree with the need for high-end exterior finishes.

35
36 Chair Flannigan asked if the project would be returning to the Planning Commission for design
37 review.

38
39 Interim Director Zweber stated that it would.

40
41 Commissioner Merriam asked if the Planning Commission recommended approval would that
42 mean approval for eight units or for the idea of having townhomes in that location.

43
44 Ms. Imihy stated that it would be helpful for the developer if the Planning Commission was
45 specific to what they like and dislike so as to guide them in developing a general plan.

1 Interim Director Zweber stated that the Comprehensive Plan requires 10 units per acre for density.
2 The property is $\frac{3}{4}$ of an acre therefore, eight units would be the minimum to meet the density
3 requirement.

4
5 Commissioner Merriam agreed that the neighborhood has changed a lot over the years. She stated
6 that she would assume that Garrison Landing has significantly more density in the building. She
7 added that she likes the idea of having townhomes on the property but would like to see screening
8 for the Garrison Landing residents as well as a proper storm water management system. She
9 believes that the concept would fit in nicely with its surroundings.

10
11 Chair Flannigan stated that he would like to see the use of permeable pavers for the large surface
12 area at the back of the development.

13
14 Commissioner Plantan stated that she also likes the plan and believes that it will be a nice transition
15 from single-family homes, to multi-family homes, to the business district, into Lake street. She
16 added that she likes the sidewalks and thinks it aligns nicely with the Comprehensive Plan, but she
17 would like to see the use of elevated materials as well as adequate screening for the neighboring
18 properties.

19
20 Chair Flannigan stated that he was pleased to see the application for redevelopment of the property.
21 He likes the concept and agreed with the other Commissioners regarding their comments. He
22 added that the developers may be able to work with the Garrison Landing owners to create a plan
23 for drainage that would benefit both properties.

24
25 City Attorney David Schelzel stated that the concept plan presented has details and parameters to
26 guide the applicants if they determine to move forward with a general plan. If the developers move
27 forward with the project they will be required to submit more detailed plans addressing all of the
28 applicable City code and the application will return to the Planning Commission for further review
29 and recommendations.

30
31 There being no further questions or discussion among the Commissioners, Chair Flannigan asked
32 for a motion on the application.

33
34 Commissioner Plantan made a motion, seconded by Commissioner Bashoum, to direct staff to
35 prepare a draft Planning Commission Report and Recommendation with appropriate findings
36 reflecting a recommendation of approval of the PUD concept plan as presented at 215 Walker Ave
37 South and 545 Indian Mound East for review and adoption at the next Planning Commission
38 meeting. The motion carried unanimously.

39
40
41 **AGENDA ITEM 7. Other Items:**

42
43 **a.) Review of Development Activities**

44
45 Assistant Planner Nick Kieser stated that the Draft Comprehensive Plan will be going to the City
46 Council for approval on Tuesday, July 2nd. The Brost Clinic application, the Highcroft North

1 application, and the 900 Shady Lane application will all be on the Agenda for the July 15th Planning
2 Commission meeting. The Boatworks application has been withdrawn by the applicants, and they
3 are working on a new application.
4

5 **b.) June 18th City Council Meeting Report**
6

7 No report was shared
8

9 **AGENDA ITEM 8. Adjournment.**
10

11 There being no further business on the agenda, Chair Flannigan asked for a motion to adjourn.
12

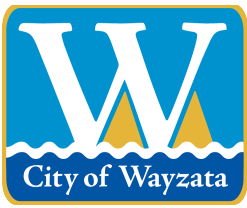
13 Commissioner Plantan made a motion, seconded by Commissioner Merriam to adjourn the
14 Planning Commission meeting. The motion carried unanimously.
15

16 The Planning Commission meeting was adjourned at 8:39 p.m.
17

18 Respectfully submitted,
19 Jenny Groess

20

TimeSaver Off Site Secretarial, Inc.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 2019	AGENDA ITEM: 4.b.
TITLE: Approval of July 15, 2019 Meeting Minutes	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Eric Zweber, Planning Consultant	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

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

ATTACHMENTS:

1. July 15, 2019 PC Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
July 15, 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: Plantan, Merriam, Flannigan, Parkhill, Iverson and Bashioum. Absent: Douglas. Interim Community Development Director Eric Zweber, Assistant Planner Nick Kieser, Planning Consultant Peggy Sue Imihy, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Plantan made a motion, seconded by Commissioner Merriam, to approve the July 15, 2019 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of June 17, 2019 Meeting Minutes
- b.) Adoption of PC Report and Recommendation of Approval of Multiple Variances and Conditional Use Permits at 630 Bushaway Road
- c.) Adoption of PC Report and Recommendation for Approval of an Amendment to a Planned Unit Development at 250 Superior Boulevard
- d.) Adoption of PC Report and Recommendation for Approval of a Planned Unit Development Concept Plan at 215 Walker Avenue S

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

AGENDA ITEM 5. Old Business Items:

a.) Adoption of PC Report and Recommendation of Denial for the Brost Clinic Sign Area and Non-Conforming Use Variances at 1421 Wayzata Blvd East

Interim Community Development Director, Eric Zweber stated that the applicant was unable to attend the public hearing on the application, but she is in attendance for this meeting and would like to address the Commission. He added that this is not reopening the public hearing. He suggested that Planning Consultant, PeggySue Imihy, could provide a summary of the application for the Commissioner and audience if needed.

Chair Flannigan stated that wouldn't be necessary as the Commission is informed about the application, and invited Dr. Brost to speak.

Applicant, Dr. Barbro Brost, 181 Ferndale Rd S, stated that the Brost Clinic is a Chiropractic and Natural Health Clinic that has been in Wayzata for over 33 years. They have grown over the years to occupy 7400 square feet of the Wayzata Crossings building and to be known as one of the largest Chiropractic and Natural Health Clinics in the Midwest. She stated that they are planning future expansion and are in negotiations with the owner with a key item being better exposure towards Highway 12. She stated that the owner agreed to additional signage on the backside of the building. She added that the building is unique in that it is surrounded by roads on three sides. There is visible signage for travelers coming from Minneapolis, but nothing visible if traveling on Highway 12 towards Minneapolis. She acknowledged that the building currently has excess signage already above what the City rules allow but she is hoping for a variance. She stated that removing other signage is not an option. She explained that the proposed signage would only be visible on the back side of the building for traffic on the highway. The clinic employs 25 people and their patients bring in residual business to the surrounding businesses. She added that they work very closely with Wayzata high school and their athletes to provide pain relief without the use of drugs. She stated that they provide a really important service to the people in the community and would love to expand. She ended by stating that she agrees that rules are important but knows that sometimes rules can be stretched for the good of the business and community.

Commissioner Plantan asked if the property owner had been approached about reducing signage elsewhere on the building in order to allow for the additional signage for the Brost Clinic.

Dr. Brost stated that she has spent 30-40 hours in negotiations with the building owner, and he refuses to remove any other signage due to their importance.

Chair Flannigan asked if any Commissioner wanted to continue to discuss the application or if a Commissioner wanted to make a motion on the application and draft Report and Recommendation.

Commissioner Merriam stated that she appreciates Brost Clinic wanting to add additional signage to the back of the building but due to there already being an excess of signage on the property above the code allowance, she is unable to recommend approval of the requested variance for more. She added that she hopes that a solution can be negotiated with the property owner.

Commissioner Parkhill added his agreement to Commissioner Merriam's statement.

1 Chair Flannigan stated that Wayzata appreciates the Applicant's businesses and what they add to
2 the City, specifically the clientele that Brost clinic works with is appreciated. But he feels that
3 recommending denial is appropriate under the applicable code requirements. He noted that the
4 ultimate decision on the request will be made by the City Council.

5
6 There being no further discussion, Chair Flannigan asked for a motion on the application.

7
8 Commissioner Parkhill made a motion, seconded by Commissioner Plantan, to adopt the draft
9 Planning Commission Report and Recommendation as presented, recommending denial of the
10 requested variance from the allowed signage standard and the requested variance from the
11 prohibition on the expansion of legal non-conforming uses at 1421 Wayzata Boulevard East. The
12 motion carried 5 ayes and 0 nays. (Abstain - Iverson).

13
14 Chair Flannigan noted that Wayzata Boulevard has a lot of non-conforming signs with new yard
15 signs being added constantly. He stated that it isn't fair for an applicant making a sign permit
16 request to have to compete with those that are not complying with the sign ordinance.

17
18 Interim Community Development Director, Eric Zweber, stated that the City is aware of the
19 situation and is beginning to address these concerns.

20
21 **AGENDA ITEM 6. Public Hearing Items:**

22
23 **a.) Consider the Development Application for the Highcroft North Two Lot**
24 **Subdivision at 153 Peavey Lane.**

25
26 Assistant Planner, Nick Kieser stated that the applicant, Peavey Lane LLC, has submitted a
27 development application to subdivide the property at 153 Peavey Lane. The applicant is proposing
28 to subdivide the one existing property into two single-family residential lots. The property
29 currently contains a three-family residential home. As part of the project, the existing home would
30 be demolished, and two new single-family homes would be constructed. The current zoning for
31 the property is R-3 Single- and Two-Family Residential District with the Comprehensive Plan
32 designation of Medium Density Multiple Family. The development application requests approval
33 of preliminary and final plat subdivision. In 2018, the Planning Commission and City Council
34 reviewed a lot subdivision for 153 Peavey Lane that was ultimately denied at the December 18,
35 2018 City Council meeting. The new application for the property has made changes to the location
36 of the lot split and the location of the potential building pads for the new houses since the previous
37 development application. The lot split is almost 20 feet north of the previous line, and the potential
38 building pads have both moved north as a result of the lot line change. Both proposed driveways
39 open to Peavey Road instead of having one open to Peavey Lane. The amount of tree caliper
40 inches removed from the property as a result of the proposed homes has been reduced by 17 inches.
41 There are 25 trees located on the site with 22 classified as significant and 3 as heritage trees. The
42 proposed plans include the removal of five significant trees and no heritage trees. The packet
43 provided to the Commission contains four letters from residents with three opposing the
44 development application and one in support.

1 Chair Flannigan asked for the 2040 Comprehensive Plan zoning designation and lot requirements
2 for the property.

3
4 Assistant Planner Kieser stated that the 2040 Comprehensive Plan designates the property as Low
5 Density Residential and the application would meet the land use size requirements of 9,000 square
6 feet.

7
8 Chair Flannigan asked if there were any utility issues with the driveways located on Peavey Road
9 and for clarification of the setbacks.

10
11 Assistant Planner Kieser stated that the setbacks cannot be set because there are no specific house
12 plans yet. He also added that the City Engineer did not have concerns with the application.

13
14 Commissioner Bashioum asked what the lot areas would be for the subdivided lots in comparison
15 to the surrounding neighborhood.

16
17 Assistant Planner Kieser displayed a PowerPoint slide of the application analysis provided to the
18 Commission containing a table of the requested information. He confirmed that the northern
19 subdivided lot would be 11,300 square feet leaving the southern lot at 17,500 square feet.

20
21 Chair Flannigan asked the Commission if there were any other questions on the application for
22 staff.

23
24 Commissioner Merriam asked if the current tri-plex on the property was conforming or non-
25 conforming, and if it could be demolished and rebuilt as a tri-plex.

26
27 Assistant Planner Kieser stated that it is legal non-conforming use and it could only be remodeled
28 but not added onto or demolished and rebuilt as a tri-plex.

29
30 There being no further questions from the Commission for staff, Chair Flannigan asked the
31 applicant to address the application.

32
33 Applicant representative, David Pemberton, Sathre-Bergquist, Inc. stated that they are civil
34 engineers and land surveyors that have been in Wayzata for over 38 years. He added that they
35 have made some changes to the site plan for the Applicant to better align with the neighboring
36 homes and made some other minor adjustments for utilities.

37
38 Applicant representative, Lori Serum, 875 Lake Street, stated that the proposed homes would be a
39 nice asset to the neighborhood and increase home values. She added that the lot lines were moved
40 from previous plans based on comments previously received. They are planning on building two
41 beautiful homes and already have interest in one of them.

42
43 Applicant representative, Beth Ulrich, 875 Lake Stree, stated that they were not the property
44 owners when the previous redevelopment applications were submitted. They adjusted many of
45 the plans based on comments received from the Planning Commission and residents. The proposed
46 pads for the houses have been placed so that they will line up similarly to the neighboring homes

1 as are the driveways. She added that the three sides of frontage make the lot unique. She added
2 that the proposed development will make a huge improvement over what is currently on the
3 property.

4
5 Commissioner Parkhill asked if the applicants knew what the price point would be for their homes.

6
7 Ms. Ulrich responded that one lot would likely be 1 to 1.2 million and the other lot would likely
8 be 1.2 to 1.5 million.

9
10 Commissioner Iverson stated that a drive down Peavy Lane lends you to notice the density of trees.
11 She asked if they are planning on replacing any of the 25 % of the trees that their proposal will
12 remove.

13
14 Ms. Ulrich responded that they will have to create a buffer for the one lot that faces Peavey Lane
15 and the Blake school.

16
17 Assistant Planner Keiser stated that additional information regarding a tree preservation plan was
18 not requested due to the applicant removing less than 25% of tree inches, which is below the
19 threshold in the ordinance that would require such a plan.

20
21 Commissioner Iverson asked that the developer be conscientious of the value that trees have in the
22 community. She stated that it may not be required by ordinance, but as a good citizen and good
23 developer, she asked that the value of the trees be considered.

24
25 There being no further questions for the applicant from the Commission, Chair Flannigan opened
26 the public hearing on the application at 7:06 p.m.

27
28 There being no one wishing to comment on this application, Chair Flannigan closed the public
29 hearing on the application at 7:07 p.m.

30
31 Chair Flannigan asked the Commission to provide feedback and comments on the application.

32
33 Commissioner Parkhill stated that the three sides of the lot are an advantage. He added that the
34 perception of the lot is much bigger when considering the right of way attached to it. Addition of
35 the right of way area makes the lots seem 23,990 and 15,868 respectively. He added that there
36 may be a sidewalk or a street expansion in the future, but he doesn't see that in the near future. He
37 stated that it may be difficult to sell a higher value single family home across from a school. He
38 is in support of the subdivision of the property.

39
40 Commissioner Bashioum stated that the property has not been maintained since the eviction of the
41 tenants. This deterioration of the property, since the previous subdivision denial, has created an
42 unappealing site for neighbors and community members and represents a violation of City code.
43 She acknowledged that the lot is designated R-3 which allows two homes to be built but stated that
44 the lot sizes do not support the criteria in Section 105.14E of the Subdivision Ordinance for a
45 Preliminary Plat. The lot area of adjacent homes represent substantially bigger lots and the
46 requested new lots will result in the adjacent lots being two to four times larger by comparison

1 representing a very dissimilar size. She added that under the same plat criteria in section numbers
2 5 through 7 the Code states that a lot shall not adversely impact scale, the site should be reflective
3 of the surrounding lots, and not be dissimilar from adjacent lots or lots in surrounding areas. The
4 resulting lots are diminutive by comparison to surround lots and area. The Code requires that the
5 resulting design, building pad, and site layout shall be reflective of the surrounding lots and the
6 character of the neighborhood. She does not feel that they are. She added that there is also
7 significant traffic congestion caused by the public-school carpool and buses, and that adding
8 additional driveway on Peavey Road seems unwise to her. She does not support the application.

9
10 Commissioner Iverson stated that she is torn because the numbers meet the requirements, but she
11 tends to look at the Code factors that go to the character of the neighborhood, and she thinks the
12 size of the lots are significantly different. There isn't any neighboring property at 11,000 to 17,000
13 square feet. She also added that the neighboring houses have backyards, and these properties will
14 not have much to speak of. She referred to the Preliminary Plat criteria Section 805.14E of the
15 Subdivision Ordinance, numbers 5 through 7, and stated that they are in direct conflict with the
16 proposed subdivision. She stated that the first item of the Preliminary Plat criteria states that the
17 proposed subdivision or lot combination should be consistent with the Wayzata Comprehensive
18 Plan. She thinks that maintaining the character of the neighborhoods is important, often gets lost
19 in the discussion, and she would like to see more attention to it moving forward. She is not
20 comfortable making a recommendation based off the criteria she had noted with the biggest
21 concern is keeping the character of the existing neighborhoods.

22
23 Commissioner Plantan stated that keeping the character of the neighborhoods is important, also
24 providing a more diverse housing stock as well. She added that the block of Peavey Lane is
25 charming, and the single-family homes are bookended by multi-family homes which creates a very
26 comfortable rhythm of homes. Her math of adding the right of ways into the lots would create the
27 perception of 22,000 and 15,000 square foot lots, which are not very different from the adjoining
28 properties. She also acknowledged that the setbacks are very considerate of the neighbors. She is
29 in favor of the subdivision with the request that the applicant maintain the tree density and
30 appropriate privacy buffers.

31
32 Commissioner Merriam stated that the current tri-plex would create more traffic than two single-
33 family homes would. She also stated that the single-family homes are more in keeping with the
34 neighborhood than the tri-plex is. She agrees with many of the comments presented that represent
35 both sides of the proposal.

36
37 Chair Flannigan stated that he understands why the previous applications were denied, but that the
38 current application is different. He would like to maintain the privacy of all of the residents but
39 acknowledged that it may be difficult to do. He stated that he continues to have issues with the
40 size of the lots and the density of trees. He feels that the neighborhood was established in a certain
41 way for a reason and he doesn't want to approve something that would change it drastically.

42
43 Commissioner Bashium asked how much weight should be placed on letters from the neighbors,
44 where three of the four were opposed to the subdivision.

1 Chair Flannigan stated that he believes that having so many applications presented for this property
2 has essentially fatigued the residents out of response. He would like to see the neighbors speak to
3 the City Council about their concerns. He added that he typically puts a lot of weight into the
4 comments that he hears from residents.

5
6 Commissioner Iverson stated that she has been on the Planning Commission for eight years, and
7 she got involved after hearing her neighbors express that their voices did not matter. She got
8 involved to have her voice heard and wants to make sure that others are heard as well.

9
10 Commissioner Bashioum stated that she lives on Peavey Lane and walks Peavey Road every day.

11
12 Commissioner Plantan asked for clarification of the Planning Commission's recommendations of
13 the previous applications.

14
15 Chair Flannigan stated that an initial application for a subdivision of the property into three lots
16 was denied by the Planning Commission and the City Council. His recollection was a second
17 application for a two lot subdivision was recommended for approval by the Planning Commission
18 by a narrow margin but then denied by the City Council.

19
20 Chair Flannigan asked for an informal straw poll of the Commissioners to see where the votes may
21 be leaning.

22
23 Commissioners Bashioum, Iverson, and Flannigan stated they were at or leaning towards denial.
24 Commissioners Plantan, Parkhill, and Merriam were planning on voting for approval. He then
25 asked for City Attorney, David Schelzel's advisement since the Planning Commission is unable to
26 reach a majority vote.

27
28 Mr. Schelzel stated that the Commission is required to provide a report and recommendation on
29 the application for the City Council to consider. He encouraged the Commission to either entertain
30 motions for denial or approval so the application can move forward to the City Council for
31 consideration, or should there not be a majority for either action, the Commission could entertain
32 a motion to table the application until the next Planning Commission meeting in hopes that the full
33 Commission will be in attendance.

34
35 Chair Flannigan asked for a motion on the application.

36
37 Commissioner Plantan made a motion, seconded by Commissioner Parkhill, to direct staff to
38 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
39 reflecting a recommendation of approval of the Concurrent Preliminary and Final Plat Subdivision
40 for Highcroft North located at 153 Peavey Lane for review and adoption at the next Planning
41 Commission meeting. The motion failed 3 ayes and 3 naves (Flannigan, Iverson, and Bashioum)

42
43 Chair Flannigan asked if any of the Commissioners were likely to change their stance on the
44 application. Hearing no such response, Chair Flannigan asked for a motion to table the application
45 until the next Planning Commission so that they may be able to obtain a majority vote.

Commissioner Iverson asked if there was a timeline that the Commission needed to be mindful of.

Interim Director Zweber stated that there would be enough time to table the application once and bring it back for consideration at the next Planning Commission meeting.

Commissioner Iverson made a motion, seconded by Commissioner Plantan, to table action on the Concurrent Preliminary and Final Plat Subdivision for Highcroft North located at 153 Peavey Lane until the next Planning Commission meeting. The motion carried unanimously.

b.) Consider the Development Application for Multiple Variances and a Conditional Use Permit at 900 Shady Lane East

Assistant Planner, Nick Kieser, stated that the property owners, Tom and Jill Siering, are proposing to tear down the existing house and construct a new single-family residence at 900 Shady Lane East. The proposal requires multiple setback variances and a Conditional Use Permit (CUP). The property is currently zoned R-2A Single-Family Residential, Comprehensive Plan designation is Low Density Single-Family Residential, and it is in the Shoreland Overlay District. The property is the last lot on Shady Lane East. The applicant is requesting the following variances from the R-2A district: north side yard setback from 15' to 7', south side yard setback from 15' to 10', and rear yard setback from 75' to 25'. The project is also requesting a shoreland setback variance from 75' to 25'. The proposed house is situated in the Flood Fringe District and needs a Conditional Use Permit based on the elevation of fill around the proposed home. The applicant is in conversation with the Watershed District about the project, and they have met with City Engineer, Mike Kelly. Prior to any construction of a house, the applicants would need to obtain the required permits and approvals from the Watershed District. With the current zoning and shoreland setbacks for the property the buildable area is approximately 2,800 square feet. Rear and side yard setback variances were granted in 1984 that allowed for the construction of the existing house. The current application is for a two-story, slab on grade house with an attached three-car garage. The proposed house would decrease the existing impervious surface area from 28.3% to 23.7%.

Chair Flannigan asked for more information regarding the flood plan and the technical side of how it relates to the application.

Assistant Planner Kieser stated that Wayzata has a provision that states if you encroach on the Flood Fringe district you would need to fill above the ordinary high-water line 15 feet outside the principal structure, but in this situation the required fill would encroach more into the Flood Fringe district. The applicant has been in talks with the authorities that manage the Flood Fringe district and the Watershed district and have been informed that a Conditional Use permit could be issued to bypass the 15 foot of fill required in the provision.

Interim Community Development Director, Eric Zweber, stated that a flood plain has two subparts: flood way and flood fringe. The flood way is essentially a vertical line straight up from the channel that has restrictions that a structure like this would not be likely be allowed. The flood fringe, is the horizontal area that gets covered with water when the water in the channel rises to a hundred-year flood event. In the flood way, the concern is about water moving through and not creating a dam that impedes the water behind. The flood fringe issue is that if you fill part of it, then the

1 water would need to go somewhere and that must be mitigated for. One solution would be to
2 remove a volume equal to the volume added in the Flood fringe to prevent potential flooding in
3 other locations.

4
5 Chair Flannigan asked if there were other options available to accommodate the necessary volume
6 due to the property not having a lot of excess.

7
8 Commissioner Iverson stated that there is more than one entity to address flood plain issues. She
9 asked which entity had primary authority.

10
11 Interim Director Zweber stated that the Watershed District has the first authority. He explained
12 that FEMA tends to be more for insurance. The Watershed District would need to issue an
13 approval to put a structure in a flood plain once a mitigation plan is determined. The homeowners
14 would then coordinate with FEMA when they are pursuing insurance.

15
16 Commissioner Iverson asked why watershed information isn't a required part of the application
17 process. She added that it is very difficult to make informed decisions when important information
18 is not available.

19
20 Interim Director Zweber responded that a condition of the Conditional Use permit is that they
21 Watershed District approves the plan. If the Watershed District does not approve the plan, then
22 the Conditional Use permit will not be approved.

23
24 Chair Flannigan asked for the percentage of the home that would be located in the flood fringe.

25
26 Interim Director Zweber showed the Commission a map detailing where the structure would be
27 within the flood plain. He stated that the amount is less than a 2'x 2' area.

28
29 Chair Flannigan asked the Commission if there were any other questions on the application for
30 staff.

31
32 There being no further questions from the Commission for staff, Chair Flannigan asked the
33 applicant to address the application.

34
35 Applicant and property owner, Tom Siering, 900 Shady Lane East, stated that they fell in love with
36 Wayzata and with the property, and had hoped to renovate the house. He explained that renovation
37 was determined to not be feasible and stated a member of his team would share a presentation on
38 the new house they are proposing.

39
40 Applicant's Architect, Gabe Keller, 1526 West 25th Street, Minneapolis, stated that the existing
41 home was built in the 80's and the lot was likely built up from the floodplain at that time. He
42 added that the floodplain is a moving object as areas around bodies of water are graded, filled, or
43 cut down, and then the area that was graded is no longer in the floodplain. Since the property is
44 on a slab and all of the ductwork was run below the slab, it was determined too problematic and
45 cost prohibitive to renovate the property up to current standards. There is a shed on the property
46 that they plan on removing to help with the strength of their application. They want to improve

1 on the existing conditions from what it is now. He stated that the lot cannot be built on without all
2 of the variances that they are requesting. He added that in respect to the setbacks, the proposed
3 home is in rhythm with the adjacent structures. They have worked hard diligently to find a way to
4 fit the home onto the property. He added that the neighbors were informed about the project and
5 offered no objections. He also discussed the plan and identified a location where they plan to
6 lower the grade to mitigate the increase they are proposing in the floodplain. He presented a visual
7 rendering of the proposed house and stated that it has a much smaller footprint than the adjacent
8 homes.

9
10 Applicant's Landscape Architect, Travis Van Liere, 211 1st Street North, Suite #350 Minneapolis,
11 stated that they have been collaborating with the team to determine the best course of action for
12 the site. He stated that the site is one of the most complex sites that he has ever worked on. He
13 added that the team has had meetings with City staff, as well as the Watershed and City Engineers
14 prior to submitting their application. There is also an existing City utility sanitary sewer line that
15 encroaches into the property that they will have to work with the City Engineering staff to
16 reconfigure and relocate. He explained that early conversations with the Watershed District didn't
17 yield any issues with their proposal. He added that the typical method of proceeding is to submit
18 an application with a proposed design, obtain feedback, and then begin the process of applying for
19 a building permit which would include applying for floodplain alterations. From a landscaping
20 standpoint, they intend to keep it simple and natural, preserving and maintain as many trees and
21 hedges on the property as possible through the construction process. They also plan on utilizing
22 the existing driveway as much as possible.

23
24 Commissioner Iverson stated that it looked like eight trees would be taken down and she asked if
25 there were plans to replant.

26
27 Mr. Van Liere stated that a landscape plan will be provided in the future and it will include the
28 planting of new trees. He was not aware of any heritage trees on the site.

29
30 Mr. Keller added that the applicant has invested in top notch builders, architects, and landscape
31 architects that gives him confidence that the investment in the professional will show through in
32 the materials and landscape.

33
34 Commissioner Parkhill asked why they are moving five feet closer to the rear and the shoreline
35 setback and what are they going to do with the extra five feet.

36
37 Mr. Keller explained that the original home had an unusual angle in the façade that wasn't
38 architecturally pleasing. He added that on the one corner they are closer to the setback but further
39 away in other ways.

40
41 Commissioner Parkhill asked if the garage could have been moved a foot in a half to the east to
42 avoid many of the hoops they are jumping through.

43
44 Mr. Keller stated that for every change made there was a consequence elsewhere. The team
45 determined that what they have proposed is the best investment of time and effort for the project.

1 Commissioner Bashioum asked for clarification of the location of the five feet setback, she thought
2 it was on the inlet side and not the main part of the lake. She also asked for the location of the
3 mitigation for the flood plain encroachment.

4
5 Mr. Keller stated that they felt it was more important to keep the lake side of the house in line with
6 the existing home and the main part of the lake. He added that they are removing and cleaning up
7 existing hardscapes in the front of the house on the side of the lake that will allow them to mitigate
8 the flood plain and reduce permeable surface by 5%.

9
10 Commissioner Plantan thanked the applicants for a well-prepared and succinct presentation. She
11 added that it is a lovely project, and they explained the difficulties very well.

12
13 Chair Flannigan also thanked the applicants for the presentation and added that the information
14 makes the Planning Commission and the City Council's job easier.

15
16 There being no further questions for the applicant from the Commission, Chair Flannigan opened
17 the public hearing on the application at 8:00 p.m.

18
19 There being no one wishing to comment on the application, Chair Flannigan closed the public
20 hearing on the application at 8:01 p.m.

21
22 Chair Flannigan asked the Commission to provide feedback and comments on the application.

23
24 Commissioner Bashioum stated that her first reaction to the application was hesitant but she
25 reserved judgment until she heard the presentation. She thanked the applicant for their clear
26 description of the project, it gave her a better visual to enhance her understanding.

27
28 Commissioner Parkhill stated that he had no concerns with the application.

29
30 Commissioner Iverson stated that she agreed with Commissioner Bashioum's explanation of initial
31 response to the application. She also thanked the applicant for their presentation and explanations.

32
33 Commissioner Plantan appreciated the setbacks being consistent with the adjacent neighbors
34 which is positive from a public and private stance.

35
36 Commissioner Merriam asked how much credit is given for the use of pavers.

37
38 Interim Director Zweber stated that in the Shoreland overlay, credit can be given for the use of
39 impervious pavers if the percentage of hardscape is over 25%. In this case, the hardscape is under
40 25%.

41
42 Commissioner Merriam asked if there is a stormwater treatment plan that would need to be adhered
43 to due to having a setback less than 75 feet in the Shoreland overlay district.

44
45 Interim Director Zweber stated that the Landscape Architect and Architect are working closely
46 with the City to make sure that stormwater is being addressed.

Commissioner Merriam stated that she feels comfortable recommending approval of the application.

Chair Flannigan stated that he agrees with the other Commissioners. He stated that it appears that the applicant has a good team to work with, and he encouraged open and consistent communication with the neighbors.

Chair Flannigan asked for a motion on the application.

Commissioner Plantan made a motion, seconded by Commissioner Merriam, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval of the requested Variances from the R-2A zoning district with the setbacks for the north, south, and rear yards, and the Variance for the Shoreland overlay district requirements, and the Conditional Use Permit pending the Watershed district approval for the property located at 900 Shady Lane East for review and adoption at the next Planning Commission meeting. The motion carried unanimously.

AGENDA ITEM 7. Other Items:

a.) Review of Development Activities

Assistant Planner Nick Kieser stated that there are no new development applications. There are a number of applications that will be moving forward to the City Council for consideration. The next Planning Commission meeting will be August 5th, 2019. A letter was mailed to business owners to both educate and provide time for compliance regarding non-compliant signage. A deadline to comply was given for the upcoming Wednesday, and the Community Service Officers are scheduled to start enforcement on Thursday for non-compliant signs.

Commissioner Iverson reported a difficult intersection to navigate when exiting from a development by the Landing onto Lake Street. She stated that drivers are forced to pull out into the intersection in attempts to see around very tall rosebushes and parked cars on one side and board signage on the other side.

Chair Flannigan reiterated the danger and asked if staff could send the information on to Mike Kelly, Public Works Director, and his team.

Interim Director Zweber stated that they will send the information on to the public parks and engineering staff, as well as the maintenance of landscaping staff.

Chair Flannigan asked for an update on the intersection of Wayzata Blvd and Superior Blvd.

Interim Director Zweber stated that the project cannot be completed until the semaphore poles, that were ordered in February, arrive. The poles are constructed site specific, and there has been a delay in their construction.

Commissioner Bashioum reported that cars failing to yield for pedestrians on Lake Street has become a very scary event. She asked if there could be some education from the Community Service Officers.

b.) June 18th City Council Meeting Report

Commissioner Iverson stated that her recollection was that there was a lot of push back from the residents regarding the Parks and Trails master plan and specifically about the raised tennis platform. She believes that the topic will return to the City Council for additional discussion. She noted that there were complaints from residents about the lack of communication from the City.

c.) July 2nd City Council Meeting Report

Commissioner Parkhill stated that the meeting including information on the Tour de Tonka being one month away. A representative from the Lake Effect Conservancy gave an update on Lake Effect and their intention of changing the name to represent the benefits of the project better. They have begun the implementation on the Section Forman house. Council approved everything on the Consent Agenda. They also approved the 2040 Comprehensive plan with the conditions requested by the Mayor that they maintain the small town feel and character and also place more emphasis on a reference of when appropriate when multi-modal is used. A City Manager report was presented regarding the 4th of July events.

Chair Flannigan asked the Commissioners to consider whether there is value in Commissioners being the liaison for information from the City Council meetings, or if staff would be more effective in that role.

d.) Planning Commissioner Liaison for the July 16th City Council Meeting

Commissioner Plantan was reminded that she is next on the schedule to attend a City Council meeting and provide a report at the next Planning Commission meeting.

Interim Director Zweber stated that there has been a new hire, Emily Goldner, for the vacated Director of Planning and Building position. Emily Goldner will start August 5th in an expanded role, with the title of Community Development Director.

AGENDA ITEM 8. Adjournment.

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

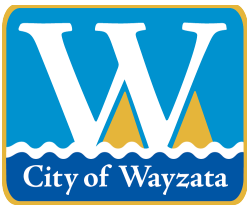
Commissioner Plantan made a motion, seconded by Commissioner Merriam, to adjourn the Planning Commission meeting. The motion carried unanimously.

The Planning Commission meeting was adjourned at 8:26 p.m.

Respectfully submitted,

- 1 Jenny Groess
- 2 *TimeSaver Off Site Secretarial, Inc.*

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 2019	AGENDA ITEM: 4.c.
TITLE: Adoption of PC Report and Recommendation for Approval of Multiple Variances and a Conditional Use Permit at 900 Shady Lane East	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: November 27, 2019	

BACKGROUND:

Application Overview:

The 900 Shady Lane East project is a single-family residence redevelopment. This development application is proposing multiple variances and a Conditional Use Permit. Attached is a staff report that describes the property and the various application requests.

Planning Commission Review:

The Planning Commission held a public hearing on the development application on July 15, 2019. At this meeting, the Planning Commission reviewed the plans and voted six (6) in favor and zero (0) opposed to direct staff to prepare a report and recommendation for approval of the development application.

ACTION REQUESTED:

City staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of the development application based on the findings discussed by the Commission.

ATTACHMENTS:

1. August 5, 2019 PC Staff Report



WAYZATA PLANNING COMMISSION

August 5, 2019

REPORT AND RECOMMENDATION OF APPROVAL OF VARIANCES AND CONDITIONAL USE PERMIT FOR 900 SHADY LANE EAST

SUMMARY OF RECOMMENDATIONS

1. **Approval** of Setback Variances from R-2A Standards
 2. **Approval** of Setback Variance from Shoreland Overlay District Standard
 3. **Approval** of Conditional Use Permit for Principal Structure in Flood Fringe District
-

REPORT

Section 1. BACKGROUND

- 1.1 **Project.** The applicant and property owners, Tom Siering and Jill Siering (collectively the “Applicant”) have submitted a development application (the “Application”) requesting zoning approvals to remove an existing house and construct a new house (the “Project”) on the property at 900 Shady Lane East (the “Property”).
- 1.2 **Approvals Requested.** The Application requests the following land use approvals:
 - A. **Variances from the R-2A zoning District Standards:** The Project requires the following variances from the standards of the R-2A Zoning District (the “R-2A Variances”):
 1. North side yard setback variance from 15 feet to 7 feet
 2. South side yard setback variance from 15 feet to 10 feet
 3. Rear yard setback variance from 75 feet to 25 feet
 - B. **Variances from the Shoreland Overlay District Setback Standard:** The Project requires a setback variance to 25 feet from the 75 feet setback required in the Shoreland Overlay District (the “Shoreland Variance”).

- C. Conditional Use Permit for Principal Structure in Flood Fringe District: The proposed location of the house is situated in the Flood Fringe District and requires a Conditional Use Permit based on the elevation of fill around the proposed home (the “Flood Fringe District CUP”).

- 1.3 Property. The street address, property identification number and owner of the Property are:

Address	PID	Owner
900 Shady Lane East	06-117-22-42-0010	Tom and Jill Siering

- 1.4 Land Use. The Property falls within the following land use areas:

Zoning District:	R-2A Single-Family Residential District
Comp Plan Designation:	Low Density Single-Family Residential
Overlay Districts:	Shoreland Overlay District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* on July 5, 2019. A copy of the notice was mailed to all property owners located within 350 feet of the subject property on July 5, 2019. The public hearing on the Application was held at the July 15, 2019 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Variance Standards (Sec. 905.01.C). The criteria for granting a variance from the standards of the Zoning Ordinance are:

- A. Variances shall only be permitted when they are:
1. in harmony with the general purposes and intent of the Zoning Ordinance; and
 2. consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. “Practical difficulties,” as used in connection with the granting of a variance, means that:
1. the property owner’s proposal for the property is reasonable but not permitted by the Zoning Ordinance;

2. the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 3. the variance, if granted, will not alter the essential character of the locality.
- D. 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.
 - E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with the Zoning Ordinance.
 - F. The City Council shall not permit as a variance any use that is not allowed under the Zoning 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.
 - G. 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.
 - H. 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.
- 2.2 Shoreland Setback Variance (Sec. 991.20). Variances from the standards of the Shoreland Overlay District may be granted by the City Council in accordance with Section 905 of the Zoning Ordinance in extraordinary cases, but only when the proposed use is determined to be in the public interest. The following additional criteria shall apply within shoreland areas (some of which are superseded by applicable provisions of state law and City Code):
- A. Result in the placement of an artificial obstruction which shall restrict the passage of storm and flood water in such a manner as to increase the height of flooding, except obstructions approved by the U.S. Army Corps of Engineers in conjunction with sound floodplain management.
 - B. Result in incompatible land uses or which shall be detrimental to the protection of surface and ground water supplies.
 - C. Be not in keeping with land use plans and planning objectives for the City of Wayzata or which shall increase or cause danger to life or property.

- D. Be inconsistent with the objectives of encouraging land uses compatible with the preservation of the natural land forms, vegetation and the marshes and wetlands within the City of Wayzata.
- E. Shall constitute a hardship as defined in Section 905 of the Zoning Ordinance.
- F. No permit or variance shall be issued unless the applicant has submitted a Shoreland Impact Plan as required and set forth in the Zoning Ordinance. In granting any variance, the City Council may attach such conditions as they deem necessary to insure compliance with the purpose and intent of this Section.

2.3 Flood Fringe District Conditional Use Permit Standards (Secs. 904.02.F and 993.13). Conditional Use Permits for Flood Fringe Districts may be granted by the City Council in accordance with Section 904 and Section 993 of the Zoning Ordinance.

- A. The Planning Commission and City Council shall consider the possible adverse effects of the proposed conditional use. Their judgment shall be based (but not limited to) the following criteria:
 - 1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 - 2. The proposed use's compatibility with present and future uses of the area.
 - 3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
 - 4. The proposed use's effect on the area in which it is proposed.
 - 5. The proposed use's impact upon property values in the area in which it is developed.
 - 6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
 - 7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.
- B. The following additional criteria shall apply within Flood Fringe Districts:

1. The potential danger to life and property due to increased flood heights or velocities caused by encroachments.
2. The danger that materials may be swept onto other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions.
4. The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner.
5. The importance of the services to be provided by the proposed use to the community.
6. The requirements of the facility for a waterfront location.
7. The availability of viable alternative locations for the proposed use that are not subject to flooding.
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. The relationship of the proposed use to the Comprehensive Plan and flood plain management program for the area.

Section 3. FINDINGS

Based on the Application materials, staff report, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 R-2A Variances. The R-2A Variances requested are in harmony with the general purposes and intent of the Ordinance and are consistent with the Comprehensive Plan.
 - A. The Property's unique shape and proximity to adjacent lake and wetlands create practical difficulties in complying with the R-2A zoning district requirements.
 - B. The R-2A Variances requested are reasonable, due to circumstances driven by the existing lot layout and a desire to preserve and significantly enhance the existing character of the Property, and if granted would not alter the essential character of the locality.

- C. The practical difficulties necessitating the R-2A Variances are not economic in nature. The existing layout of the Property and a desire to preserve the character of the property are significant factors in the practical difficulty with meeting the ordinance requirements.
- D. The proposed uses for the Property are permitted within the R-2A District.
- E. The Applicant has provided the reasons that the R-2A Variances are justified under applicable criteria in order to make reasonable use of the land, structures and buildings on the Property.

3.2 Shoreland Setback Variance. The following conditions are met for the setback requested in the Shoreland Variance (the "Setback"):

- A. The conditions of Section 905 of the Zoning Ordinance have been met as noted in Sec. 3.1 of this Report. The conditions of Section 991.20 of the Zoning Ordinance are also satisfactorily met:
 - 1. This is an extraordinary case and in the public interest, given the location and unique layout on the edge of Lake Minnetonka.
 - 2. The Setback will not adversely impact views of the shoreline or lake for adjacent neighboring principal structures.
 - 3. The Setback is based upon a specific need or circumstance which is unique to the Property in question and will not set a precedent which is contrary to the intent of the Zoning Ordinance.

3.3 Flood Fringe District CUP. (Secs. 904.02.F and 993.13). The following conditions are satisfactorily met for the Flood Fringe District CUP:

- A. The conditions of Section 904 of the Zoning Ordinance have been met. The Project is consistent with the City Comprehensive Plan and is compatible with present and future uses of the area. The Project conforms with performance standards and will have a positive effect on the area in which the Project is proposed. The Project will not impact the surrounding property values and will not increase traffic or demands on existing public services and facilities.
- B. The conditions of Section 993 of the Zoning Ordinance have also been met.
 - 1. The Project will not increase the danger to life and property due to increased flood heights or velocities caused by encroachments.

2. There is minimal danger that materials may be swept onto other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems will minimize the potential for disease, contamination, and unsanitary conditions.
4. The Project will not increase susceptibility to flood damage and the effect of such damage on the individual owner. The Project will preserve natural land forms, vegetation, marshes, and wetlands. The placement of the proposed residence will not obstruct passage of storm or flood water.
5. The Project is consistent with the residential use of the adjacent properties.
6. The Project meets the requirements for a waterfront location.
7. Given the unique nature of the lot, there is a lack of viable alternative locations for the proposed use that are not subject to flooding.
8. The Project is compatible with the existing and anticipated development.
9. The Project is consistent with the Comprehensive Plan and flood plain management program for the area.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission recommends that the all requests of the Application listed in Section 1.2 of this Report be **APPROVED**, subject to the following conditions:

1. The Applicant must submit a proposed landscaping plan for review by City staff. The landscaping plan must meet the tree replacement requirements in City Code Section 936.8.
2. The City Engineer's approval must be secured for a grading plan, prior to any construction work on the Property so that land disruption is minimized.
3. The Applicant must secure all necessary approvals and permits from the Watershed District and other applicable authorities prior to construction.

4. The Applicant must secure all necessary building permits for construction, and comply with all laws and regulations applicable to the Project.
5. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

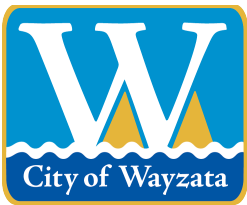
Adopted by the Wayzata Planning Commission this 5th day of August 2019.

Chair, Planning Commission

Voting For the Findings and Recommendation of Approval in this Report:

Voting Against:

Abstaining:



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 2019	AGENDA ITEM: 5.a.
TITLE: Consider the Development Application for the Highcroft North Two Lot Subdivision at 153 Peavey Lane	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Eric Zweber, Planning Consultant	
60 DAY DEADLINE: October 3, 2019	

BACKGROUND:

Application Overview

The applicant, Peavey Lane LLC, has submitted a development application to subdivide the property at 153 Peavey Lane. The applicant is proposing to subdivide the one existing property into two single-family residential lots. Attached is a staff report for additional information on the preliminary and final plat subdivision.

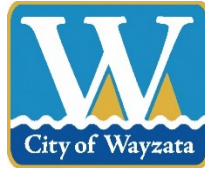
This development application went to the July 15th, 2019 Planning Commission meeting and a public hearing was held. After the Planning Commission review, there was a split vote (3-3) on this application for approval and denial. The Commission then approved to table this application to the next meeting for the purpose of getting a majority vote on a recommendation to the City Council.

ACTION REQUESTED:

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

ATTACHMENTS:

1. 2019-08-5_PC AllAttachments
2. 2019-07-31_Laurel Anthony
3. 2019-07-31_Carol Anderson-Lawrence
4. 2019-07-14_Gregg&Carter Peterson



**Staff Report
August 5, 2019**

Project Name: Highcroft North
Applicant Peavey Lane, LLC
Addresses of Request: 153 Peavey Lane
Prepared by: Nick Kieser, Assistant Planner
Reviewed by: Eric Zweber, Interim Community Development Director
“60 Day” Deadline: August 4, 2019
“120 Day” Extension: October 3, 2019

Development Application

Introduction

The applicant, Peavey Lane LLC, has submitted a development application to subdivide the property at 153 Peavey Lane. The applicant is proposing to subdivide the one existing property into two single-family residential lots. The development application requests approval of preliminary and final plat subdivision.

Previous Planning Commission and City Council Review

In late 2018, the Planning Commission and City Council reviewed a lot subdivision for 153 Peavey Lane that was ultimately denied at the December 18, 2018 City Council Meeting. The denial was based on the Preliminary Plat Criteria (City Code Section 1003.02 Subd. E) items 5-7. The new applicant has made changes to the location of the lot split and the location of the potential building pads for the new houses since the previous development application.

The current development application went to the July 15th, 2019 Planning Commission meeting and a public hearing was held. After the Planning Commission review, there was a split vote (3-3) on this application for approval and denial. The Commission then approved to table this application to the next meeting for the purpose of getting a majority vote on a recommendation to the City Council.

Application Changes since December 18, 2018 Denial

The applicant has moved the lot split line almost 20 feet north. The potential building pads have both moved north as a result of the lot line change. Both proposed driveways open

to Peavey Road instead of having one open to Peavey Lane. The amount of tree caliper inches removed as a result of the proposed homes has been reduced by 17 inches.

Property Information

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

Address	PID	Owner
153 Peavey Lane	01-117-23-42-0001	Peavey Lane, LLC

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

Current zoning:	R-3 Single and Two Family Residential District
Comp plan designation:	Medium Density Multiple Family
Overlay districts:	None

Project Location

The property is located at the intersection Lake Street W and Peavey Lane:

Map 1: Project Location



Map 2: Zoning Map



Map 3: Comp plan



Application Requests

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

- A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the existing lot into two lots. (City Code Section 805.14 and 805.15)

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	Shoreline Drive	N/A	N/A
East	Single family homes	R-3/Single Two Family Residential District	Low Density Single Family
South	Single family home	R-1A/Low Density Single Family Estate	Estate Single Family
West	The Blake School	Institutional	Institutional/Public

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly* on July 5, 2019. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on July 5, 2018.

Analysis of Application

Proposed Houses

The property currently contains a three-family residential home. As part of the project, the existing home would be demolished, and two new single family homes would be constructed. The proposed plans include preliminary house pads and driveways entrances for each of the new lots. The applicant has also included renderings of the potential single-family homes. It is important to note that the renderings are for reference only because the homes could look differently than the ones shown. The proposed house pads would comply with all requirements of the R-3 zoning district, including setbacks, lot coverage, and impervious surface.

Lot Requirements

The proposed lots would meet the minimum lot requirements for the R-3 zoning district for single family homes:

	Lot area (sq. ft.)	Lot width	Lot depth
R-3 Requirements	9,000 (min.)	60 ft. (min.)	100 ft. (min.)
Lot 1	17,557 sq. ft.	136.09 ft.	120.12 ft.
Lot 2	11,338 sq. ft.	96.51 ft.	120.12 ft.

Surrounding Lot Sizes

The following summarizes the lot areas of the single family and two family residential lots in the area:

Address	Lot area
153 Peavey Lane	29,079 sq. ft.
151 Peavey Lane	25,445 sq. ft.
145 Peavey Lane	23,437 sq. ft.
141 Peavey Lane	22,052 sq. ft.
133 Peavey Lane	21,106 sq. ft.
131 Peavey Lane	20,679 sq. ft.
144 Peavey Lane	40,270 sq. ft.
310 Peavey Lane	46,797 sq. ft.
325 Highcroft Lane	68,397 sq. ft.

Tree Preservation

There are 25 trees located on the site that meet the minimum size and species requirements as either significant or heritage trees. Of the 25 trees, 22 are classified as significant trees and 3 are heritage trees.

The proposed plans include the removal of five significant trees for the proposed homes, driveways, and grading of the lots. No heritage trees are to be removed in the proposed plans. The total percent of tree inches removed is 25%. Based on the proposed removal, no replacement trees are required and the plans show no addition of trees.

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

Applicant's Narrative
Proposed Plans
House Concept Renderings

Applicable Code Provisions for Review

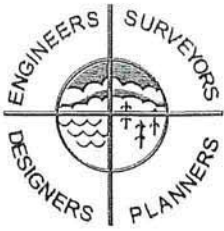
Comprehensive Plan: The City's comprehensive plan includes the following policies for residential land uses:

1. Enhance individual character elements of residential neighborhoods through public improvements and private investment.
2. Protect property values through the consistent relationship of land uses, streets, sidewalks, natural features, and the maintenance of properties.
3. Protect residential neighborhoods from encroachment or intrusion by incompatible uses or incompatible higher densities.
4. Pursue programs to improve housing condition and maintenance, including implementing a rental housing inspection program.
5. Aggressively eliminate violations of property maintenance, outside storage or accessory building regulations which infringe upon residential neighborhood quality, pose public health and safety problems, or threaten neighboring property values.
6. Provide for continuing review, updating and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design.
7. Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.

4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
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.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.



SATHRE-BERGQUIST, INC.

150 SOUTH BROADWAY, WAYZATA, MINNESOTA, 55391

TEL:(952)476-6000

WEB:WWW.SATHRE.COM

NARRATIVE FOR HIGHCROFT NORTH

Owner: Peavey Lane LLC.
525 15th Ave. South
Hopkins MN 55343
Attn: Lori Serum

April 12, 2019

Site: 153 Peavey Lane
Wayzata, MN 55391

Applicant: Sathre-Bergquist, Inc.
150 Broadway Ave. S.
Wayzata, MN 55391
Attn: David Pemberton

Peavey Lane LLC is submitting an application for preliminary plat and final plat for a 2 lot subdivision of the existing site.

The site currently has a multi-unit rental home on it.

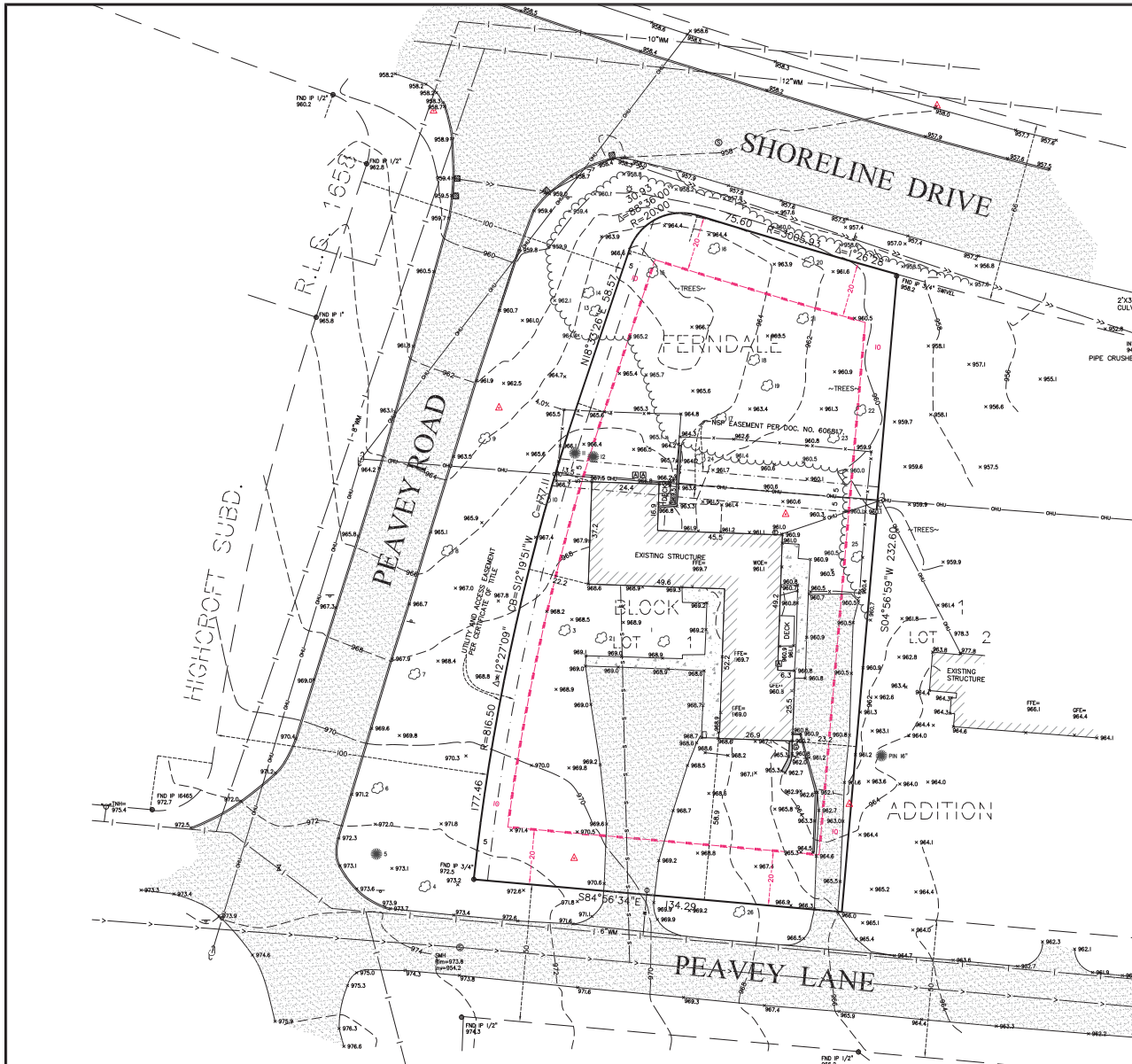
The proposal for the two lot subdivision would take into consideration the front setback for the adjoining homes and move the home on the southerly proposed lot north to reduce its visibility and alignment with said adjoining homes.

The driveways for the new homes would access Peavey Road.

We believe that based on the layout of the existing parcel, the proposed plan offers the best use of this parcel of land.

Regards,

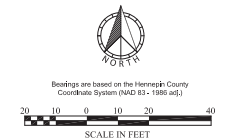
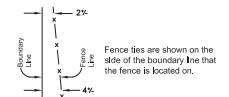
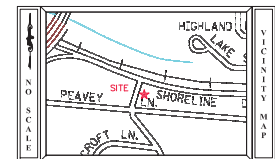
David B. Pemberton, P.L.S.
Professional Land Surveyor



DESCRIPTION OF PROPERTY SURVEYED
Lot 1, Block 1, Ferndale Addition, Hennepin County, Minnesota

STANDARD NOTES

- 1) Site Address: 153 Peavey Lane, Wayzata, MN 55391
 - 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted herein.
 - 3) Parcel Area Information: Gross Area: 28,946 s.f. - 0.665 acres
 - 4) Benchmark: Elevations are based on City of Wayzata benchmark. Top of up out of fire hydrant at northwest corner of Peavey Lane and Peavey Road which has an elevation of 975.40 feet (NGVD29)
 - 5) Zoning Information: The current Zoning for the subject property is R-1 (Single and Two Family Residential District) per the City of Wayzata's zoning map dated April 28, 2015. The setback, height, and floor space area restrictions for said zoning district are as follows:
Principal Structure Setbacks - Front: 20 feet
Side: 10 feet
Rear: 30 feet
Height: 30 feet or two and a half stories
Impervious Surface: 35 percent of lot area; Building Coverage: 30 percent of lot area
Accessory Structure Setbacks - Front: 20 feet
Side: 5 feet
Rear: 5 feet
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- We have not received the current zoning classification and building setback requirements from the issuer.
- 6) Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities concerning the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651-454-0002.
 - 7) Grading must maintain a minimum 2% slope gradient to accommodate positive drainage.
 - 8) All set offset from are measured to hundredths of a foot and can be used as benchmarks for construction.
 - 9) The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
 - 10) Proposed grades shown adjacent to building foundation refers to top of black dirt.
 - 11) Verify sanitary service invert prior to any concrete work.



SURVEY LEGEND

- | | | |
|--|--|--|
| <ul style="list-style-type: none">CAST IRON MONUMENTCATCH BASINFLARED END SECTIONGATE VALVEGUY WIREHYDRANTSURVEY MONUMENT SETSURVEY MONUMENT FOUNDSURVEY CONTROL POINTLIGHT POLEPOWER POLESANITARY MANHOLESANITARY CLEANOUTSIGNGROUND ELEVATIONSTORM DRAINSTORM MANHOLEYARD LIGHTA/C UNITWELL | <ul style="list-style-type: none">WIDE WALKOUT ELEVATIONFIRST FLOOR ELEVATIONGARAGE FLOOR ELEVATIONTOP OF FOUNDATION ELEV.LOWEST OPENING ELEV.CABLE TV PEDESTALELECTRIC TRANSFORMERELECTRIC MANHOLEELECTRIC METERGAS METERGAS VALVEHAND HOLESOL BURNINGTREE CONIFEROUSTREE DECIDUOUSSANITARY MANHOLETELEPHONE PEDESTALTRAFFIC SIGNALUTILITY MANHOLEUTILITY PEDESTAL | <ul style="list-style-type: none">BITUMINOUSBUILDING SETBACK LINECABLE TVCONCRETE CURBCONCRETECONTOUR EXISTINGCONTOUR PROPOSEDGUARD RAILDRAIN TILEELECTRIC UNDERGROUNDFIBER OPTIC UNDERGROUNDGAS UNDERGROUNDOVERHEAD UTILITYRAILROAD TRACKSSTORM SEWERTELEPHONE UNDERGROUNDWATERMAIN |
|--|--|--|

FIELD CREW	NO.	BY	DATE	REVISION
LAKE				
DRAWN				
CITY				
CHECKED				
DSP				
DATE				
1/9/19				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 9th day of January, 2019.
David B. Penbertson, PLS
penbertson@sathre.com
Minnesota License No. 40144

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 475-6000
WWW.SATHRE.COM

TWP:117-RGE:23-SEC:01
Hennepin County

**Wayzata
Minnesota**

Certificate of Survey

PREPARED FOR:
Regency Homes

FILE NO.
74535-024
Ref: 10294-021

1
1



DEVELOPER
BLVD Properties, LLC
650 Bank Lake Blvd
Anoka, MN 55301
Attn: Lori Summ
Tel: 763-425-9900
Email: lori@blvdproperties.com

ENGINEER AND SURVEYOR
APPLICANT
Sathre-Bergquist, Inc.
150 Broadway Ave. S.
Wayzata, MN 55391
Engineers: Bob Mohrad
Email: Bob.Mohrad@sathre.com
Land Surveyor: David Penberth
Email: David.Penberth@sathre.com
Tel: 952-476-6000

DESCRIPTION OF PROPERTY SURVEYED
Lot 1, Block 1, Female Addition, Hennepin County, Minnesota.

STANDARD NOTES

- Site Address:** 151 Peavey Lane, Wayzata, Minnesota 55391
- Flood Zone Information:** This property appears to be in a Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27050C0007, effective date of November 4, 2016.
- Parcel Area Information:** Gross Area: 28,946 s.f. ~ 0.665 acres
- Benchmark:** Elevations are based on City of Wayzata benchmark: Top of top nut of fire hydrant at southeast corner of Peavey Lane and Peavey Road which has an elevation of 973.40 feet (NGVD29).
- Zoning Information:** The current Zoning for the subject property is R-C (Single and Two Family Residential District). The setback, height, and floor space area restrictions for said zoning district are as follows:
Principal Structure Setbacks: - Streetlot: 20 feet
Side: 10 feet
Rear: 20 feet
Height: 30 feet ~ 2-1/2 stories
Handover: 35 percent of lot area
Lot Coverage: 30 percent of lot area
Accessory Structure Setbacks: - Front: 20 feet
Side: 5 feet
Rear: 5 feet

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and handover data for planning and design must be verified by designers, architect or the client.

We have not received the current zoning classification and building setback requirements from the town.

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property that we are unaware. Please note that we have not placed a Copper State One Call for this survey. There may or may not be underground utilities in the proposed area, therefore extreme caution must be exercised before any excavations take place on or near this site. Before digging, you are required by law to notify Copper State One Call at least 48 hours in advance at 651-456-6002.

TREE SURVEY SUMMARY

Tree #	Species	DBH	Condition	Stems	Heritage	Saved	Removed
1	Ash, green	23.5	Good	1		23.5	
2	Ash, green	20.0	Good	1			20.0
4	Ash, green	21.5	Good	1		21.5	
6	Ash, green	19.5	Good	1		19.5	
7	Ash, green	18.5	Good	1		18.5	
8	Ash, green	11.5	Good	1		11.5	
9	Ash, green	12.5	Good	1		12.5	
10	Treelilac	38.0	Fair	4		38.0	
11	Arborvitae	25.0	Fair	6	Yes	25.0	
12	Arborvitae	14.0	Fair	1		14.0	
13	Elm, Siberian	13.5	Good	1		13.5	
15	Ash, green	14.0	Good	1		14.0	
16	Ash, green	25.0	Fair	3	Yes	25.0	
18	Ash, green	12.0	Good	1			12.0
20	Ash, green	8.0	Good	1		8.0	
21	Elm, Siberian	21.0	Fair	1			21.0
22	Boxelder	22.5	Fair	1		22.5	
23	Ash, green	22.5	Good	1		22.5	
24	Elm, Siberian	18.0	Good	1			18.0
25	Ash, green	28.0	Fair	1	Yes	28.0	
26	Ash, green	20.5	Good	1		20.5	
						317.5	94.5

Total Caliper Inches	412.0
Net Caliper Inches	412.0
Removed Caliper Inches	94.5
Percent Removed	22.9%
Percent Saved	77.1%
25% Threshold	103
Replacement Required Cal. In.	0
3" Trees Required	0

PROPOSED DEVELOPMENT INFORMATION

Zoning: R-3 (Single & Two Family Residential District)

Lot Area: 9,000 square foot minimum

Lot Width: 60 feet

Lot Depth: 100 feet

Front Yard: 20 feet

Side Yard: 10 feet

Rear Yard: 20 feet

Building Height: 2-1/2 stories ~ 30 feet

Lot Coverage: 30 percent

Handover: 35 percent

PROPOSED LOT INFORMATION

Lot 1: Area: 17,557 sq. ft. ~ 0.403 acres

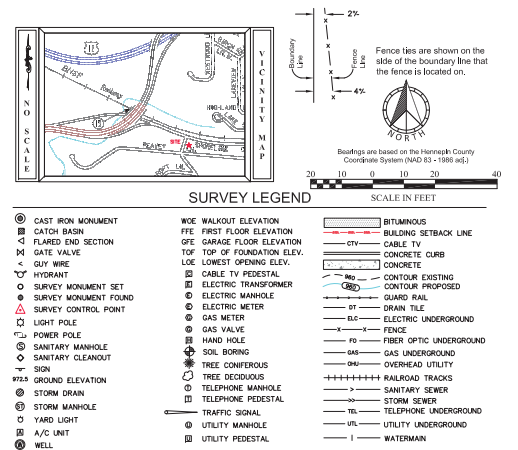
Lot 2: Area: 11,338 sq. ft. ~ 0.260 acres

PROPOSED HANDOVER INFORMATION

Lot 1: Home Area: 2,955 sq. ft.
Driveway Area: 1,082 sq. ft.
Total Area: 4,037 sq. ft. ~ 23.0%

Lot 2: Home Area: 2,475 sq. ft.
Driveway Area: 790 sq. ft.
Total Area: 3,269 sq. ft. ~ 28.0%

***Handover areas are based upon proposed conditions shown hereon and are subject to final design. The houses shown on this plan are for conceptual purposes only.*



FIELD CREW	NO.	BY	DATE	REVISION
LAKE	1	DBP	04/20/18	Remove Outlot
DRAWN	2	DBP	10/12/2018	Revised to 2 lot subdivision
CDP	3	EMW	2/6/2019	Revised Lot Stakes
CHECKED	4	EMW	4/4/2019	Revised Lot Stakes
EJV				
DATE				
08/21/19				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 19th day of April, 2019.

David D. Penberth, PLS
penberth@sathre.com

Minnesota License No. 4034

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE-23-SEC.01
Hennepin County

Wayzata
Minnesota

Preliminary Plat & Tree Survey
HIGHCROFT NORTH
Prepared for:
BLVD PROPERTIES, LLC

FILE NO:
74535-024
Rev: 10/20/2019

1
1

HIGHCROFT NORTH

R.T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Peavey Lane, LLC, a Minnesota limited liability company, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lot 1, Block 1, FERDALE ADDITION

Has caused the same to be surveyed and platted as HIGHCROFT NORTH and do hereby dedicate to the public for public use forever the drainage and utility easements as created on this plat.

In witness whereof said Peavey Lane, LLC, a Minnesota limited liability company, has cause these presents to be signed this _____ day of _____, 20____.

Lori Serum, President

STATE OF MINNESOTA
COUNTY OF _____

The instrument was acknowledged before me this _____ day of _____, 20____ by Lori Serum, President of Peavey Lane, LLC., a Minnesota Limited Liability Company.

Notary Public, _____ County, Minnesota Notary Printed Name _____

My Commission Expires: _____

I, David B. Pemberton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

David B. Pemberton, Licensed Land Surveyor
Minnesota License No. 40344

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____ by David B. Pemberton.

Notary Public, Hennepin County, Minnesota Notary Printed Name _____

My Commission Expires: _____

WAYZATA, MINNESOTA

This plat of HIGHCROFT NORTH was approved and accepted by the City Council of the City of Wayzata, Minnesota at a regular meeting held this _____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF WAYZATA, MINNESOTA

By: _____ Mayor By: _____ City Clerk

RESIDENT AND REAL ESTATE SERVICES,
HENNEPIN COUNTY, MINNESOTA

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Mark V. Chapin, County Auditor

By: _____ Deputy

SURVEY DIVISION
HENNEPIN COUNTY, MINNESOTA

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By: _____

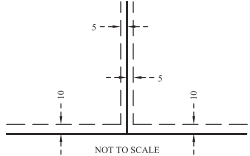
REGISTRAR OF TITLES
HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of HIGHCROFT NORTH was filed in this office this _____ day of _____, 20____ at _____ o'clock _____ M.

Martin McCormick, Registrar of Titles

By: _____ Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

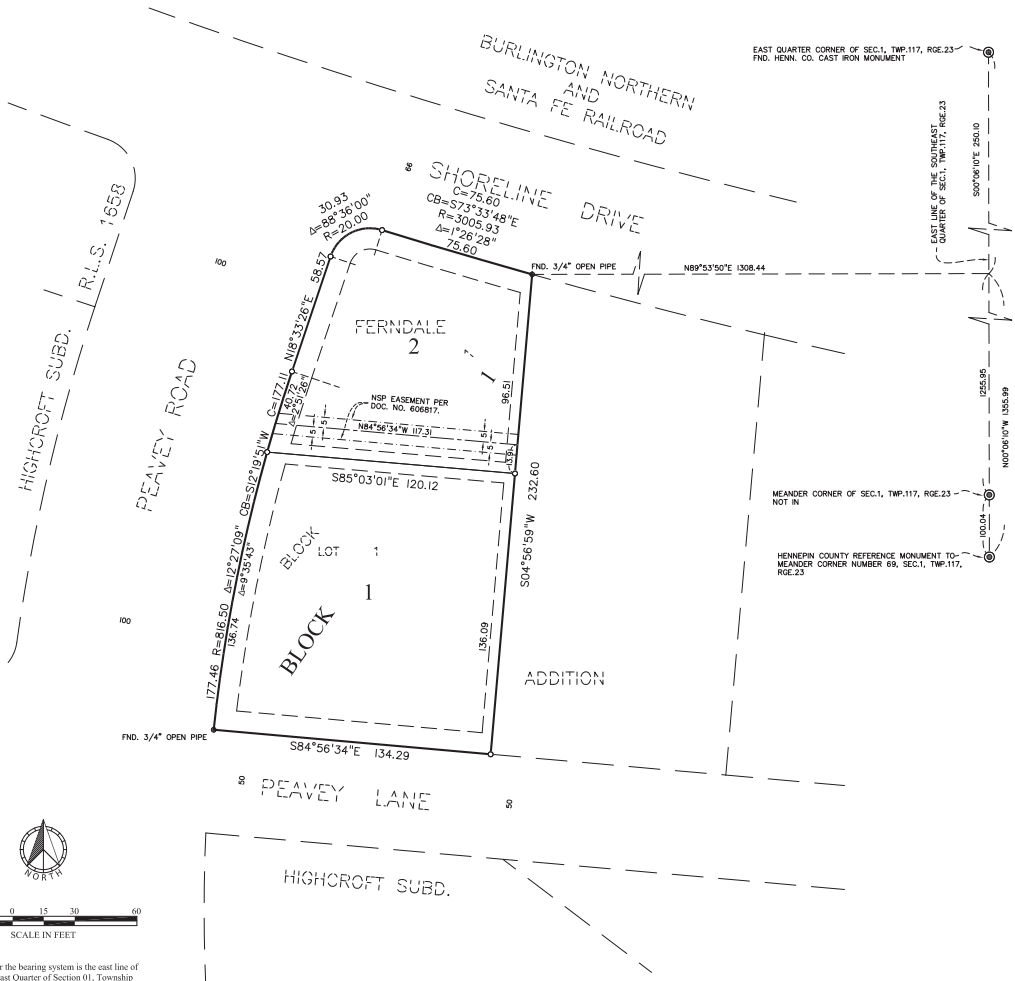


Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

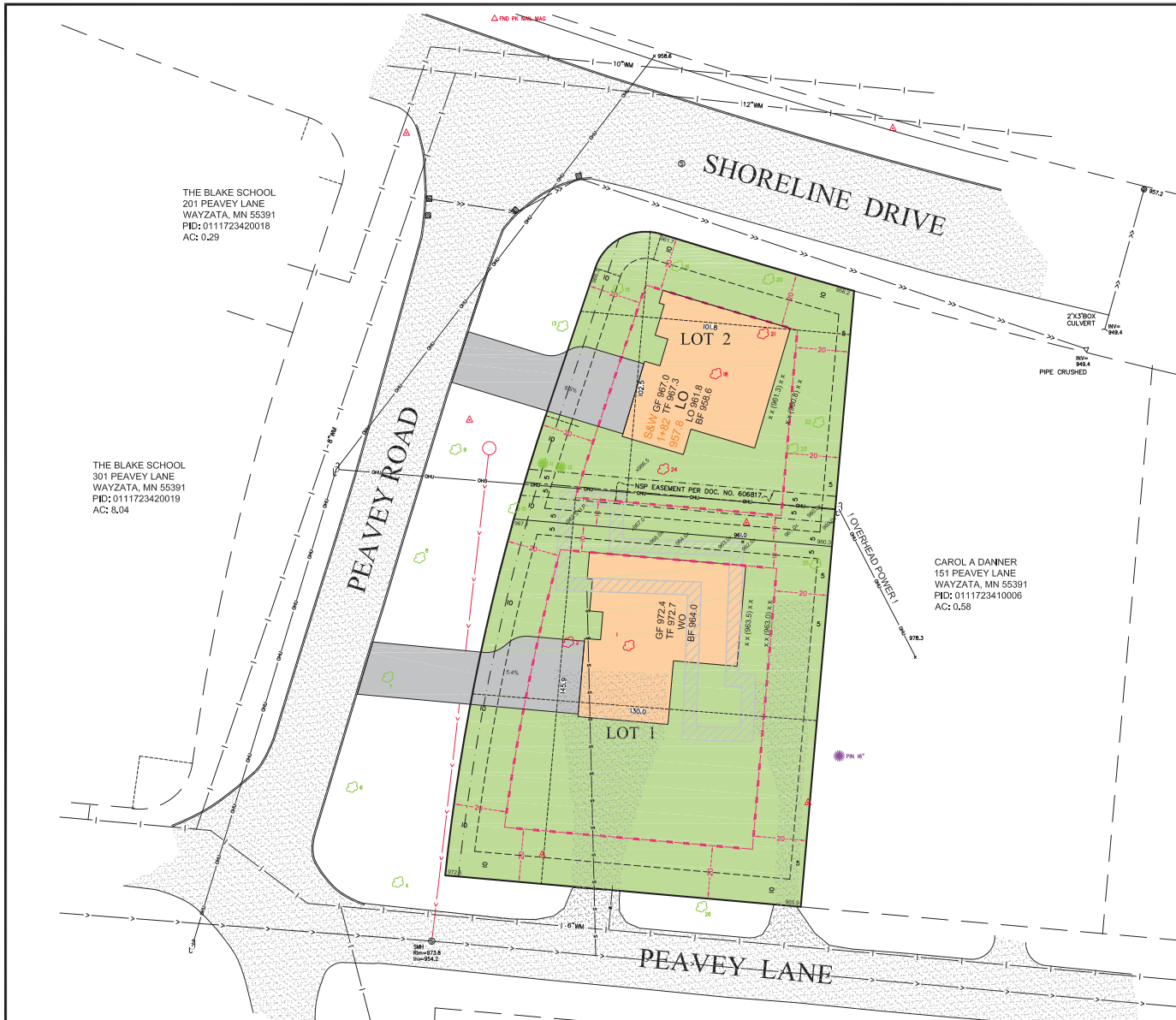


The basis for the bearing system is the east line of the Southeast Quarter of Section 01, Township 117, Range 23, which is assumed to bear South 00 degrees 06 minutes 10 seconds East

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344
- Denotes a 3/4 inch open pipe found
- ⊙ Denotes a Found Cast-Iron-Monument, unless otherwise denoted



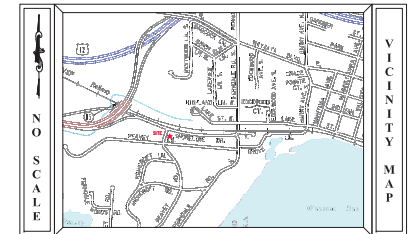
SATHRE-BERGQUIST, INC.



THE BLAKE SCHOOL
201 PEAVEY LANE
WAYZATA, MN 55391
PID: 0111723420018
AC: 0.29

THE BLAKE SCHOOL
301 PEAVEY LANE
WAYZATA, MN 55391
PID: 0111723420019
AC: 8.04

CAROL A DANNER
151 PEAVEY LANE
WAYZATA, MN 55391
PID: 0111723410006
AC: 0.58

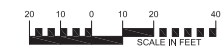


SHEET INDEX TABLE	
SHEET	Description
COS	Certificate of Survey
PP	Preliminary Plat & Tree Survey
FP	Final Plat
1	Title Sheet
2	Utility Plan
3	Grading & Erosion Control Plan

PROPOSED DEVELOPMENT INFORMATION	
Zoning:	R3 (Single & Two Family Residential Districts)
Lot Area:	9,000 square feet minimum
Lot Width:	40 feet
Lot Depth:	100 feet
Front Yard:	20 feet
Side Yard:	10 feet
Rear Yard:	20 feet
Building Height:	2-12 stories - 30 feet
Lot Coverage:	30 percent
Maximum:	35 percent

ENGINEER AND SURVEYOR
APPLICANT
Sathre-Bergquist, Inc.
180 Broadway Ave. S.
Wayzata, MN 55391
Engineer: Bob Molstad
Email: Bob.Molstad@sathre.com
Lead Surveyor: David Penbertson
Email: Penbertson@sathre.com
Tel: 952-476-6000

DEVELOPER
BLVd Properties, LLC
650 Bunker Lake Blvd
Anoka, MN 55303
Attn: Lori Suran
Tel: 763-422-9900
Email: lori@regencyhomeinc.net

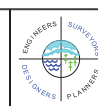


FIELD CREW	NO.	BY	DATE	REVISION
LAKE	1	DBP	9/4/2018	Remove Outlot
DRAWN	2	DBP	10/12/2018	Revised to 2 lot subdivision
QSP	3	EMW	2/6/2019	Revised Lot Stakes
CHECKED	4	EMW	4/8/2019	Revised Lot Stakes
EJV				
DATE				
08/21/19				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 10/17/18 Lic. No. 26748



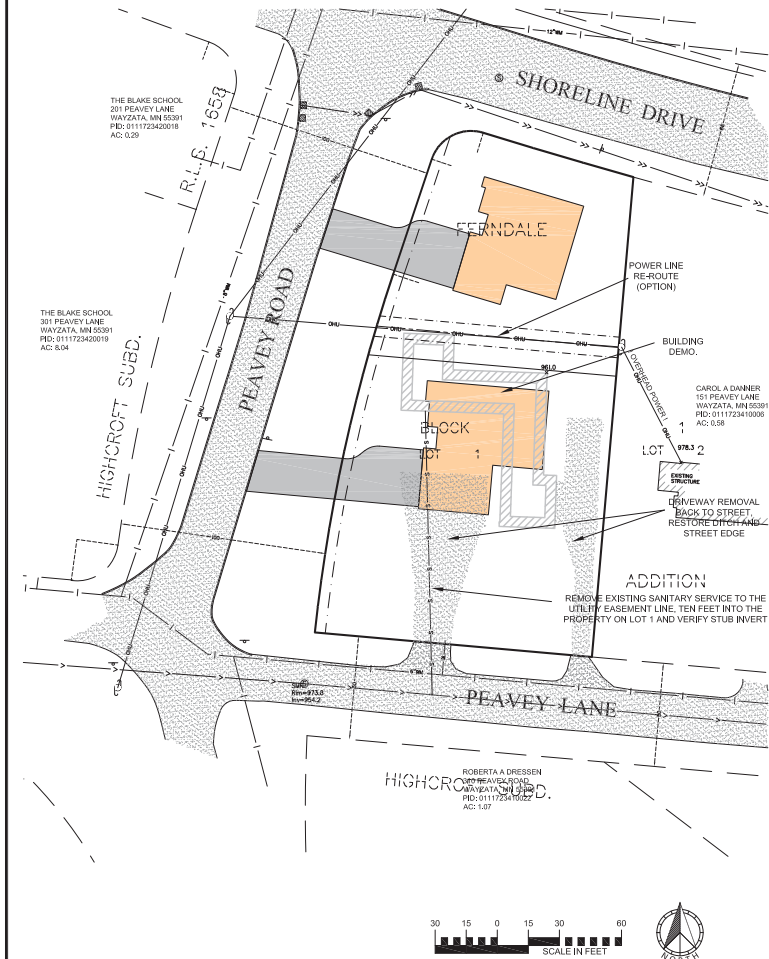
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE:23-SEC:01
Hennepin County
Wayzata Minnesota

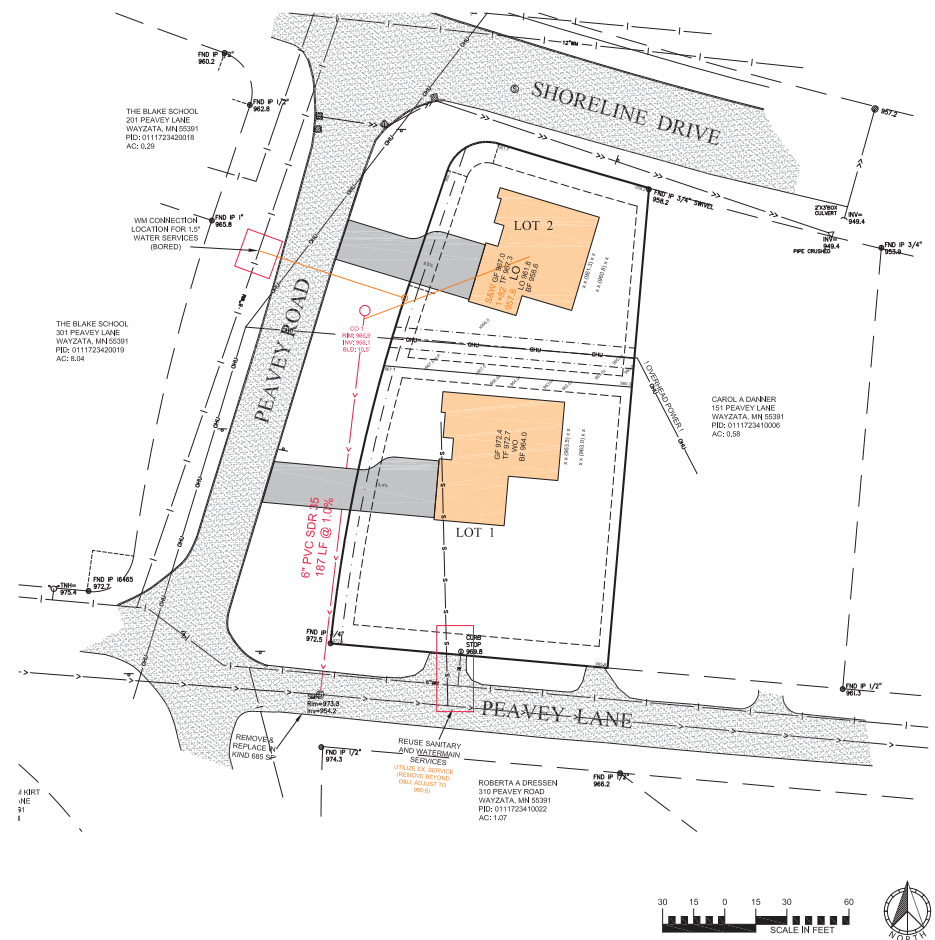
Title Sheet
HIGHCROFT NORTH
Prepared for:
BLVD PROPERTIES, LLC

FILE NO.
74535-024
Ref: 10038-001
1
3

DEMOLITION PLAN



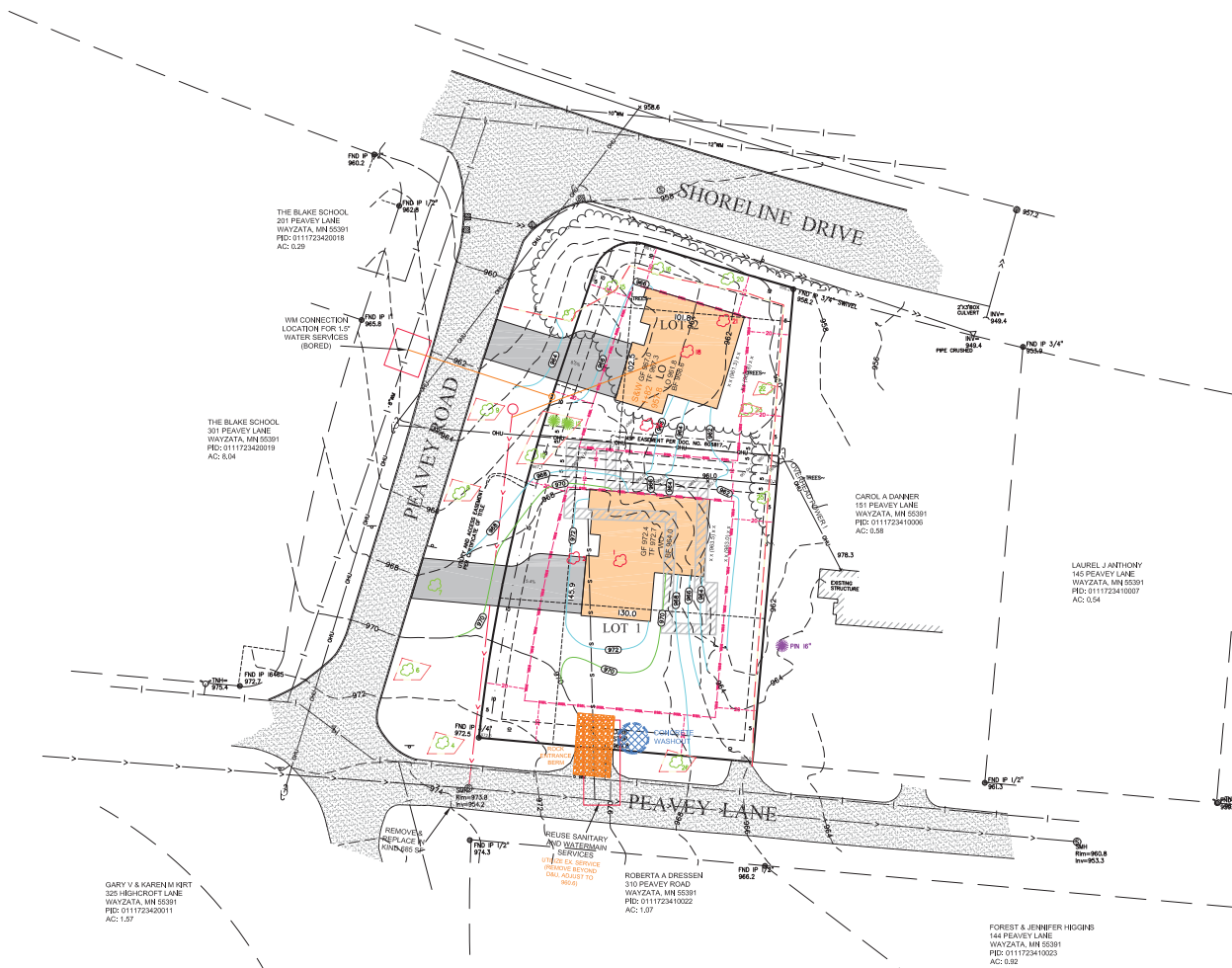
UTILITY PLAN



FIELD CREW	NO.	BY	DATE	REVISION
LAKE	1	DBP	04/02/18	Remove Outlet
DRAWN	2	DBP	10/12/2018	Revised to 2 lot subdivision
CHKD	3	EMW	2/6/2019	Revised Lot Sizes
CHECKED	4	EMW	4/8/2019	Revised Lot Sizes
EJV				
DATE				
08/21/19				

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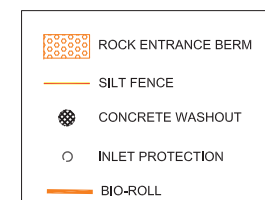
PROFESSIONAL SURVEYORS SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000 WWW.SATHRE.COM	TWP:117-RGE:23-SEC:01 Hennepin County Wayzata Minnesota	Utility & Demolition Plan HIGHCROFT NORTH Prepared for: BLVD PROPERTIES, LLC	FILE NO. 74535-024 Rev: 10/28/2019 2 3
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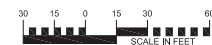
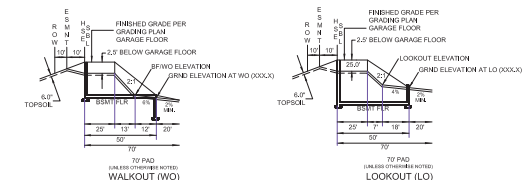
- GENERAL NOTES:**
1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES FOR ALL STORM SEWER INLETS (EXISTING AND PROPOSED) AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
 3. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT, IF APPLICABLE.
 4. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
 5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL, OR OTHER CONSTRUCTION DEBRIS OR MATERIAL. THE GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE STREET SWEEPING ON ADJACENT STREETS DURING THE GRADING OPERATIONS, IF REQUIRED.
 7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 8. THE DEVELOPER IS RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED.
 9. EXISTING OVERHEAD LINE ACROSS PROPERTY

- ON-SITE BMPs - (For more detailed information Section 2.2 of the SWPPP)**
1. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES, WINDROWS OR SOIL-HUMUS COMBINATION.
 2. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODCHIP BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION, IF APPLICABLE (Grading Contractor).
 3. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING (Grading and Utility Contractor).
 4. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER SHALL BE USED ON SITE.
 5. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Concrete & Rubble)

- CONSTRUCTION NOTES:**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF BROOKLYN PARK OR DIRECTED BY THE ENGINEER.
 2. INSPECT SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE MPOES PERMIT.
 3. LO FINISHED PADS SHALL BE FLATTER THAN 3:1. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 4. RESTORATION - 0.7 ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
 - B. SEED ALL DISTURBED AREAS WITH MINOT SEEDTURE 4550 AT A RATE OF 100 LBS/ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS/ACRE, (UNLESS OTHERWISE NOTED).
 - C. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - D. MULCH WITH MINOT TYPE 1 AT A RATE OF 3 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODCHIP BLANKET ON ALL SLOPES 3:1 OR GREATER.
 - E. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED AND TURF ESTABLISHED.
 - F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - G. RESTORATION WORK SHALL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 5. SILT FENCE, BEFORE GRADING - 735 LF



HOLDDOWN DETAILS



FIELD CREW LAKE 1 DBP 04/20/18 DRAWN 2 DBP 10/12/2018 CHECKED 3 EAW 2/6/2019 E/W 4 EAW 4/8/2019 DATE 08/21/19	NO. BY DATE REVISION 1 DBP 04/20/18 Remove Outlet 2 DBP 10/12/2018 Revises to 2 lot subdivision 3 EAW 2/6/2019 Revises Lot Sizes 4 EAW 4/8/2019 Revises Lot Sizes	USE INCLUDING COPYING, DISTRIBUTION AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGOUST INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT S&E AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INCUR SATHRE-BERGOUST INC.'S FULL LEGAL RESPONSIBILITY. SATHRE-BERGOUST INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. Robert S. Molstad ROBERT S. MOLSTAD, P.E. Date: 10/17/18 Lic. No. 24742	 SATHRE-BERGOUST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000 WWW.SATHRE.COM	TWP:117-RGE:23-SEC:01 Hennepin County Wayzata Minnesota	Grading, Drainage, & Erosion Control Plan HIGHCROFT NORTH BLVD PROPERTIES, LLC FILE NO. 74535-024 Rev: 10/20/2019 3 3
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ALEXANDER
DESIGN GROUP
Copyright 2019



ALEXANDER
DESIGN GROUP
2015



Highcroft North
3D Conceptual Illustration

Lots 1 & 2
Viewed From Northwest

Copyright 2019 ~ Alexander Design Group Inc. 04/15/19



ALEXANDER
DESIGN GROUP
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ALEXANDER
DESIGN GROUP
2015



Highcroft North
3D Conceptual Illustration

Copyright 2019 ~ Alexander Design Group Inc. 04/15/19

Lots 1 & 2
Viewed From Southwest



Lots 1 & 2
Viewed From Southeast



Lots 1 & 2
Viewed From Southeast



Lot 2 Rear

ALEXANDER
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Lot 1 Rear



ALEXANDER
DESIGN GROUP
2015



Highcroft North
3D Conceptual Illustration

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May 29, 2019

Attn: Wayzata Planning Commission
Wayzata City Hall
600 Rice Street
Wayzata, MN 55391

RE: Notice of Application for Subdivision of 153 Peavey Lane

Regarding the most recent development application for a lot subdivide of 153 Peavey Lane, we wanted to briefly reiterate some comments made when a nearly identical project very recently came before the Planning Commission and was subsequently denied by the City Council. Undoubtedly, there will be Highcroft residents who will voice their support of the project as there is no question that *any* change would be more aesthetically pleasing than the current state of the property. However, the community should continue to feel a responsibility to adhere to the criteria that the City of Wayzata has thoughtfully put into place, and a responsibility to make sure that this lot is being used in a way that is beneficial to the neighborhood and to the city.

At the January 8, 2019 City Council meeting, a very similar proposal was denied by the City Council. On this evening, Councilwoman McCarthy indicated the proposed plat did not meet subdivision ordinance criteria (1003.02 - Preliminary Plat. Section E.) 5-7 (highlighted in red below). At this same meeting, Mayor Wilcox also voiced concern about the small size of the proposed lots compared to the existing surrounding lots. The council denied the proposal for subdivision of 153 Peavey Lane that evening.

The latest version of the proposed subdivision would produce two new lots with an approximate size of 14,540 square feet. The average size of the eight additional lots on the north side of Peavey Lane is 22,120 square feet. The proposed lots are 33% smaller than the average lot size on Peavey Lane, and 43% smaller than the adjacent property at 151 Peavey Lane. The eight homes on the north side of Peavey Lane all face to the south, are equally spaced apart and have similar setbacks that make them consistent with one another. The proposal for 153 Peavey Lane shows both houses facing west and the space between both building pads is significantly closer than the rest of the houses.

Sincerely,

Mike and Jenny Higgins
144 Peavey Lane

1003.02 - Preliminary Plat. Section E.

Planning Commission Criteria. The Planning Commission shall report its findings and make its recommendations to the City Council no later than 30 days after the close of public hearing described in B. above. If the Planning Commission has not acted upon the preliminary plat within 30 days following the close of the public hearing on such and in compliance with this Chapter, the council may act on the preliminary plat without the Planning Commission's recommendation. The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

- 1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.*
- 2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.*
- 3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.*
ha
- 4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.*
- 5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.*
- 6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.*
- 7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.*
- 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 Chapter 909 of the Wayzata Zoning Ordinance.*
- 10. The proposed lot layout and building pads shall conform with all performance standards contained herein.*
- 11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.*
- 12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity*

July 12, 2019

Attn: Wayzata Planning Commission & Mayor
Wayzata City Hall
600 Rice Street
Wayzata, MN 55391

RE: Notice of Application for Subdivision of 153 Peavey Lane

Regarding the most recent development application for a lot subdivide of 153 Peavey Lane, I wanted to follow-up and reiterate some comments made when a nearly identical project very recently came before the Planning Commission and was subsequently denied by the City Council. Undoubtedly, there will be Highcroft residents who will voice their support of the project as there is no question that *any* change would be more aesthetically pleasing than the current state of the property. However, the community should continue to feel a responsibility to adhere to the criteria that the City of Wayzata has thoughtfully put into place, and a responsibility to make sure that this lot is being used in a way that is beneficial to the neighborhood and to the city.

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It is also concerning that something that had been denied primarily on the basis of a 2 lot vs 1 lot is able to be brought back through planning commission and potentially City Council. There are many projects occurring throughout our city and surprised this is even back on the agenda.

It is our responsibility to maintain the neighborhood and be mindful about the long term goals of the community that are part of the Planning Commission Criteria that the City of Wayzata has established to ensure that judgements are made with responsibility. Thereby considering this request for two structures vs one structure as all the others are on the block today, is taken very seriously by all of us and I appreciate your consideration of my point of view as I will be out of town for business on July 15 and not able to make the meeting.

Sincerely,

Sherry Smith
133 Peavey Lane

1003.02 - Preliminary Plat. Section E.

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12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity

From: [Laurel Anthony](#)
To: [Nick Kieser](#)
Subject: 153 Peavey Lane
Date: Wednesday, July 31, 2019 2:29:43 PM

Hello Nick,

I have lived at 145 Peavey Lane for 14 years, and I am writing in support of the two house division for 153 Peavey Lane.

The north side of the 100 block of Peavey Lane is not Highcroft. Our lots are smaller, our houses are smaller. We have an apartment building on the east side and a private school on the west side. When the 8 houses on the north side were built, 7 of them were built with the exact same plan. 4 small bedrooms up, a main bath, a half bath for the master, a kitchen, dining room, living room with a fireplace, and a very small half guest bath. The one house that was different was 131, and that was a duplex. Non of these houses were built as "estates". When you drive up Highcroft Road or Ferndale you see "estates". I assume that is why the north side is zoned R-3 and t the south side and Highcroft is zoned "estate" where the lots and houses are much larger.

When I look out my back windows I can see office buildings, condominiums and townhouses.

If the lot at 153 stays as one lot, with one house, that house will be huge. No one is going to spend over \$700,000 on a lot to build a small house. It will tower over the houses next to it. My house is one down from the lot, and Carol Danner is next to it.

I think it is important to remember, that we are all responsible for doing our due diligence when we purchase a house, and that includes knowing what the zoning is for your lot and the ones around you.

I would really like to see the 100 block of Peavey Lane stay as quaint as it can, and that to me means building 2 smaller houses rather than one large one.

Laurel Anthony

Sent from [Mail](#) for Windows 10

From: [Carol](#)
To: [Nick Kieser](#)
Subject: Peavey Lane lot division
Date: Wednesday, July 31, 2019 4:12:41 PM

Hi,

I live at 141 Peavey lane. I would like to let you know that I am in favor of the lot being divided. I would rather have 2 houses rather than one Giant house built on that lot.

Thank you
Carol Andersen-Lawrance
141 Peavey Lane

July 14, 2019

Wayzata City Planning Commission
Wayzata City Hall
600 Rice Street
Wayzata, MN 55391

Re: Application for sub-division of property located at 153 Peavey Lane

We are writing to oppose the referenced application to sub-divide property at 153 Peavey Lane into two (2) buildable lots. In our view, the property is best-suited for development of a single home, consistent with all the other homes in the Highcroft neighborhood. Demand for a quality-built home on a single lot in this neighborhood is sufficiently strong that cramming two homes on this parcel should not be necessary. Subdivision will result in two "sub-standard" lots substantially less than the currently allowed by the city's code and, more importantly, will likely result in large structures on diminutive lot sizes which would be entirely out of character with the neighborhood. Furthermore, it would be a poor precedent to set for any similar requests in the future affecting the neighborhood.

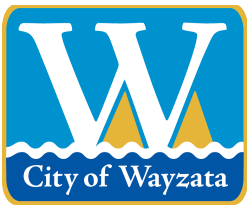
While it may or may not be germane to the Commission's immediate decision on this matter, we do note that only in recent weeks, and months after the existing structure was vacated, has the owner bothered to minimally maintain overgrown yard and vegetation on the property. In addition, the 3-plex structure that has existed on this property for many years has itself been significantly out of character with the neighborhood. The Commission has worked hard in recent years to adhere to the policy of preserving neighborhood character in its decisions regarding similar applications. This is an opportunity to maintain that approach.

We urge the commission to deny the application.



Gregg & Carter Peterson
250 Peavey Lane

Cc: Mayor & City Council
City Manager ✓
City Planner
Various Highcroft Neighbors



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 2019	AGENDA ITEM: 7.a.
TITLE: Review of Development Activities	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

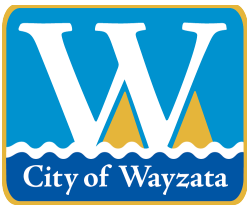
Staff will be providing an update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 2019	AGENDA ITEM: 7.b.
TITLE: July 16 City Council Meeting Report	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

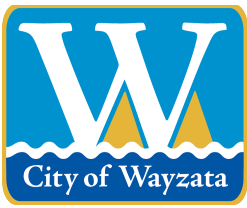
A verbal update will be given at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 2019	AGENDA ITEM: 7.c.
TITLE: Planning Commissioner Liaison for the August 7 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Planning Commissioner Bashium is assigned as the liaison for the August 7, 2019 City Council meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2019 PC representatives at Council

2019
Planning Commission assignments at Council meetings

<u>Meeting Date</u>		<u>Commission Representative</u>
Tuesday	January 8, 2019	Lindsay Bashioum
Tuesday	January 22, 2019	Laura Merriam
Tuesday	February 5, 2019	Peggy Douglas
Tuesday	February 19, 2019	Gregory Flannigan
Tuesday	March 5, 2019	Cathy Iverson
Tuesday	March 19, 2019	Jeff Parkhill
Tuesday	April 2, 2019	Christine Plantan
Tuesday	April 16, 2019	Lindsay Bashioum
Tuesday	May 7, 2019	Laura Merriam
Tuesday	May 21, 2019	Peggy Douglas
Tuesday	June 4, 2019	Gregory Flannigan
Tuesday	June 18, 2019	Cathy Iverson
Tuesday	July 2, 2019	Jeff Parkhill
Tuesday	July 16, 2019	Christine Plantan
WEDNESDAY	August 7, 2019	Lindsay Bashioum
Tuesday	August 20, 2019	Laura Merriam
Tuesday	September 3, 2019	Peggy Douglas
Tuesday	September 17, 2019	Gregory Flannigan
Tuesday	October 1, 2019	Cathy Iverson
Tuesday	October 15, 2019	Jeff Parkhill
WEDNESDAY	November 6, 2019	Christine Plantan
Tuesday	November 19, 2019	Lindsay Bashioum
Tuesday	December 3, 2019	Laura Merriam
Tuesday	December 17, 2019	Peggy Douglas