

## **WAYZATA PLANNING COMMISSION**

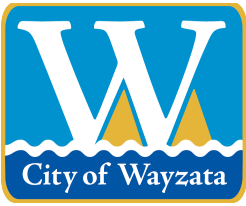
### **Meeting Agenda**

Wayzata City Hall Community Room, 600 Rice Street  
Monday, February 3, 2020  
6:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
  - a. Approval of the January 23, 2020 Meeting Minutes
  - b. Report and Recommendation of Approval for a Variance and Conditional Use Permit for a Detached Garage at 908 Shady Lane East
- 5. Public Hearing Items**
  - a. Consider Development Application for a Design Review for a Detached Garage Structure at 214/216 Minnetonka Ave S
- 6. Other Items**
  - a. Review of Development Activities
  - b. Planning Commissioner Liaison for February 4 City Council Meeting
  - c. 2020 Meeting Calendar
- 7. Adjournment**

Upcoming Meetings:  
City Council - February 4, 2020  
Planning Commission - February 19, 2020

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



## City of Wayzata Planning Commission Agenda Report

|                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> February 3, 2020                              | <b>AGENDA ITEM:</b> 4.a. |
| <b>TITLE:</b> Approval of the January 23, 2020 Meeting Minutes     |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                 |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director |                          |
| <b>60 DAY DEADLINE:</b> N/A                                        |                          |

**BACKGROUND:**

N/A

**ACTION REQUESTED:**

Staff recommends approval of the draft minutes for the January 23, 2020 Planning Commission meeting.

**ATTACHMENTS:**

1. January 23, 2020 Draft PC Minutes

**WAYZATA PLANNING COMMISSION  
MEETING MINUTES  
January 23, 2020**

**AGENDA ITEM 1. Call to Order**

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

**AGENDA ITEM 2. Roll Call**

Present at roll call were Commissioners: Plantan, Merriam, Douglas, and Bashioum. Absent: Iverson, Flannigan, and Parkhill. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, and City Attorney David Schelzel were also present.

**AGENDA ITEM 3. Approval of Agenda**

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

Commissioner Douglas made a motion, seconded by Commissioner Bashioum, to approve the January 23, 2019 agenda as presented. The motion carried unanimously.

**AGENDA ITEM 4. Consent Agenda**

- a.) Approval of January 6, 2020 Meeting Minutes
- b.) Report and Recommendation of Approval of Variances, Design Review, and Shoreland Impact Plan/Conditional Use Permit for Lothenbach Family Offices at 401 Lake St E
- c.) Report and Recommendation of Approval for Planned Unit Development General Plan, Design Review, Preliminary Plat, Zoning Map Amendment, and Shoreland Impact Plan/Conditional Use Permit for North Lake Townhomes at 215 Walker Ave S and 545 Indian Mound E

Chair Plantan read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion.

Commissioner Bashioum stated that she had a comment regarding item b of the consent agenda. She stated that she was not in attendance at the previous Planning Commission meeting, that she will vote to approve the Report and Recommendation on the application because that was the determination of the Planning Commission at the last meeting, but she wanted to go on record with her concerns regarding the massing of the proposed building.

There being no further discussion on the consent agenda, Chair Plantan asked for a motion.

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

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

**a.) Development Application for a Variance and Conditional Use Permit for a Detached Garage at 908 Shady Ln E**

Assistant Planner, Nick Kieser stated that the applicant and property owner, Clifford Otten, is requesting approval of a front yard setback variance and a Conditional Use Permit for a detached garage in the front yard of his property. The proposed garage will be one story and 28' x 30', or 840 square feet. A similar application came before the Planning Commission on December 2<sup>nd</sup> on which the Commission voted to recommend approval of the front yard setback variance, but denial of the Conditional Use Permit. The applicant withdrew that previous application and has now come back with updated plans for the garage based on the Planning Commission's comments on the previous proposal. The footprint of the proposed garage in the current application has been reduced by 60 square feet and no longer has a second story. The garage height was also reduced from 20' to 14'.

Assistant Planner Kieser noted that the current zoning for the property is R-2A Single-Family Residential District. The 2030 Comprehensive Plan designation is Low Density Single Family Residential, and the 2040 Comprehensive Plan designation is Low Density Residential. The property is also in the Shoreland Overlay District. The site has an existing 4,333 square-foot house with an attached garage that is able to fit one car. A side yard variance was approved in early 2018 for a porch addition. The proposed garage will be located in the front yard, 1.6' from the front property line, and will connect to the current driveway. There is existing landscaping/buffering that the applicant maintains in between where the proposed garage would be located and the road. No trees or landscaping will be removed with this project, and the location of the proposed garage is on a grassy area.

Chair Plantan asked if the Commission had any questions for Staff.

Commissioner Douglas asked if the lot was large enough to accommodate the additional structure.

Assistant Planner, Nick Kieser stated that the property is in the Shoreland Overlay District which requires hard cover to be under 25%. The hard cover in the proposed application is below the limit.

Commissioner Merriam asked for clarification regarding the size of the adjacent lots.

Assistant Planner Kieser stated that years ago there were a number of smaller lots that were combined along Shady Lane to create larger more buildable lot sizes.



1 There being no further questions from the Commission for Staff, Chair Plantan opened the public  
2 hearing on the application at 6:43 p.m.

3  
4 Seeing no member of the general public wishing to speak, Chair Plantan asked the applicant to  
5 speak to the Planning Commission about the application.

6  
7 Applicant, Clifford Otten, 908 Shady Lane E, stated that he was available for questions.

8  
9 Commissioner Douglas asked if he had spoken to his neighbors regarding the application.

10  
11 Mr. Otten stated that he had not heard anything negative from his neighbors. He added that he had  
12 received a Christmas card stating that he should enjoy his new garage. He commented that the  
13 sender obviously did not know the previous application had been denied.

14  
15 Commissioner Douglas asked if he was planning on maintaining the double driveway and the  
16 hedge.

17  
18 Mr. Otten responded that he would.

19  
20 Commissioner Bashioum stated that she appreciated the changes that have been made to the  
21 project.

22  
23 Mr. Otten joked that the denial saved him \$100K.

24  
25 There being no one wishing to comment on the application further, Chair Plantan closed the public  
26 hearing at 6:45 p.m.

27  
28 Chair Plantan asked the Commission to provide feedback and comments on the application.

29  
30 Commissioner Merriam stated that she is comfortable with the new application, location, and the  
31 buffering hedge. She asked if a condition could be added to require that the existing hedge remain  
32 and be maintained. She added that her approval relies on the existence of the hedge/buffer.

33  
34 Commissioner Douglas stated that the current home owner will not likely make any changes to the  
35 hedge, but a different home owner may want to remove the hedge. She asked if a condition could  
36 be added to guarantee that the hedge would remain.

37  
38 City Attorney, David Schelzel stated that the standards associated with a Variance and Conditional  
39 Use Permit allow for conditions to be required that address impacts of the proposed use and are  
40 reasonably tied to the request made. He noted that it is often very difficult to enforce a landscaping  
41 standard over the course of 10 or 20 years.

42  
43 Commissioner Merriam stated that she had a negative experience related to some changes made  
44 to a previously owned property of hers. She added that changes were made to a neighboring  
45 property that negatively affected her property, but they were left with no recourse. She asked if a  
46 condition regarding the existence and maintenance of a hedge was added to the CUP, if a new

1 property owner attempted to remove the hedge, would an effected neighbor have the ability to  
2 contest the change.

3  
4 City Attorney Schelzel stated that the hedge in question may also be in the City right-of-way,  
5 which would add additional complication to the situation. He suggested that the Planning  
6 Commission direct staff to prepare a draft report and recommendation with the concern noted.  
7 Staff would then further discuss and report back to the Commission with their findings and  
8 recommendations on that potential condition.

9  
10 There being no further discussion regarding the application, Chair Plantan asked for a motion on  
11 the application.

12  
13 Commissioner Bashioum made a motion, seconded by Commissioner Douglas, to direct staff to  
14 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,  
15 reflecting a recommendation of approval of the development application for a front-yard Setback  
16 Variance and a Conditional Use Permit for a Detached Garage at 908 Shady Ln E with a potential  
17 condition requiring that the arborvitaes along Shady Lane be maintained, for review and adoption  
18 at the next Planning Commission meeting.

19  
20 Chair Plantan asked for any discussion on the motion, and stated that she would like to see a  
21 condition that would require some natural screening, and that Staff should make recommendations  
22 regarding the wording for the amendment.

23  
24 Commissioner Merriam stated that she would like to see the condition included that the hedge  
25 would remain and be maintained.

26  
27 There being no further discussion, Chair Plantan called for a vote.

28  
29 The motion passed unanimously.

30  
31 **AGENDA ITEM 6. Other Items:**

32  
33 **a.) Review of Development Activities**

34  
35 Assistant Planner, Nick Kieser stated the next Planning Commission would likely have one new  
36 application for review and approval for design.

37  
38 **b.) January 7 and 21 City Council Meeting Reports**

39  
40 Commissioner Plantan provided a report on the January 7 City Council Meeting, and noted that  
41 the new Three Rivers Park District Commissioner was introduced. A firefighter that recently  
42 returned to Wayzata after 18 years was introduced. She added that the annual appointments were  
43 made, and the mayor has the title of Chief Weed Inspector. There was discussion regarding the  
44 City Hall renovation project. She stated that the meeting minutes are available online.

1 Community Development Director, Emily Goellner provided a report on the January 21 City  
2 Council Meeting and noted that she is providing the Council liaison report on behalf of  
3 Commissioner Parkhill. Staff from the Three Rivers Park District spoke about long term planning  
4 for a 21-mile regional trail that will run from Wayzata all the way through to Maple Grove. The  
5 project is expected to take between 10 to 20 years to complete. A resident asked for local  
6 regulations regarding the use of plastic. The Council directed the Energy and Environment  
7 Committee to investigate and provide recommendations at some point in 2020. Two board and  
8 commission resignations were received, and staff will work to fill those positions. There was a  
9 first reading of an ordinance prohibiting the sale of tobacco and vaping products to anyone under  
10 the age of 21. There was also discussion regarding the Section Foreman House with the focus  
11 primarily being about stabilizing and fully winterizing the property. The Historic Site designation  
12 for the property was approved.

13  
14 **c.) Planning Commissioner Liaison for the February 4 City Council Meeting**

15  
16 It was noted that Commissioner Douglas will attend this meeting and report back to the Planning  
17 Commission.

18  
19 **d.) 2020 Meeting Calendar**

20  
21 Director Goellner stated that the 2020 meeting Calendar was included in the packet and agenda  
22 due to a number of required schedule changes from the normal meeting times.

23  
24 **AGENDA ITEM 7. Adjournment.**

25  
26 There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.

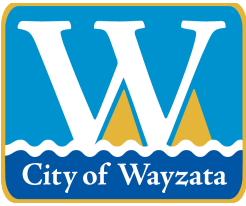
27  
28 Commissioner Bashioum made a motion, seconded by Commissioner Douglas, to adjourn the  
29 Planning Commission meeting. The motion carried unanimously.

30  
31 The Planning Commission meeting was adjourned at 7:02 p.m.

32  
33 Respectfully submitted,

34 Jenny Groess

35 *TimeSaver Off Site Secretarial, Inc.*



## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                                        |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> February 3, 2020                                                                                                                  | <b>AGENDA ITEM:</b> 4.b. |
| <b>TITLE:</b> Approval of Report and Recommendation of Approval for a Variance and Conditional Use Permit for a Detached Garage at 908 Shady Lane East |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                                                                                     |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                                                                                     |                          |
| <b>60 DAY DEADLINE:</b> February 24, 2020                                                                                                              |                          |

### **BACKGROUND:**

The applicant and property owner, Clifford Otten, is requesting approval of a front yard setback variance and a Conditional Use Permit for a detached garage in the front yard. The proposed garage will be one story and will be 28' x 30' or 840 square feet.

A similar application came before the Planning Commission on December 2nd. The Planning Commission recommended approval for the front yard setback variance, but recommended denial of the Conditional Use Permit due to the size of the garage. The applicant withdrew this previous application, but has now come back with updated plans based on the Planning Commission's comments. The footprint of the proposed garage is reduced by 60 square feet and no longer has a second story. The garage height was reduced from 20' to 14'.

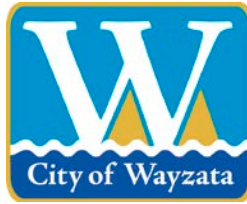
The Planning Commission held a public hearing for the new development application on January 23, 2020. The Commission directed staff to prepare a Report and Recommendation of approval, on a 4-0 vote, for the Conditional Use Permit and front yard setback variance. A condition was put in the Report and Recommendation for the maintenance of the existing hedge and landscaping along Shady Lane to preserve the natural buffer for the proposed detached garage.

### **ACTION REQUESTED:**

City staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of the Conditional Use Permit and front yard setback variance applications based on the findings and conditions discussed by the Commission.

### **ATTACHMENTS:**

1. Draft Planning Commission Report and Recommendation



## WAYZATA PLANNING COMMISSION

February 3, 2020

### **DRAFT REPORT AND RECOMMENDATION OF APPROVAL OF CONDITIONAL USE PERMIT AND SETBACK VARIANCE FOR A DETACHED GARAGE AT 908 SHADY LANE EAST**

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#### **SUMMARY OF RECOMMENDATION**

1. **Approval\*** of CUP for Detached Garage in Front Yard
2. **Approval\*** of Setback Variance for Detached Garage

\* with certain conditions listed at the end of this Report

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#### **REPORT AND RECOMMENDATION**

##### **Section 1. BACKGROUND**

- 1.1 Proposed Development. The property owner, C L Otten & M L Scheid, (the "Owner" or "Applicant") has submitted a development application (the "Application") to construct a 28' x 30' (840 sq ft.) detached garage (the "Project" or the "Proposed Detached Garage") in the front yard of the property at 908 Shady Lane E (the "Property").
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following:
  - A. Conditional Use Permit (CUP) for a detached garage in the front yard as depicted in the Application (the "Detached Garage CUP").
  - B. Front Yard Setback Variance for a setback of 1.6 feet from the front Property line to the Proposed Detached Garage (the "Setback Variance").
- 1.3 Property. The Property address, tax identification number, and owner are:

|                  |                   |                        |
|------------------|-------------------|------------------------|
| 908 Shady Lane E | 06-117-22-43-0001 | C L Otten & M L Scheid |
|------------------|-------------------|------------------------|

- 1.4 Land Use. The Property is zoned R-2A/Single Family Residential and S/Shoreland, and is designated Low Density Single Family under the Comprehensive Plan.
- 1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on January 9, 2020 and notices were mail to all properties within 500 feet of the Property on January 8, 2020. The public hearing was conducted at the January 24, 2020 Planning Commission meeting. No one spoke in opposition to the Application.
- 1.6 Planning Commission Action. After the conclusion of the public hearing on the Application at the January 24, 2020 meeting, the Planning Commission voted four (4) in favor and zero (0) opposed to direct staff to prepare a draft *Planning Commission Report and Recommendation* recommending approval of the Application.

## Section 2. STANDARDS

- 2.1 CUP for Detached Garage. Except in the R-1A and R-1 Zoning Districts, no building permit shall be issued for more than one detached or attached private garage for each single family dwelling, except by conditional use permit. Sec. 917.01.E. Such a conditional use permit may be granted as regulated by Chapter 904 of the Zoning Ordinance and provided that:
  - A. There is a demonstrated need and potential for continued use of the structure for the purpose stated.
  - B. In the case of residential uses, no commercial or home occupation activities are conducted on the property.
  - C. The building has an evident re-use or function related to the principal use.
  - D. Accessory building shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.
  - E. The provisions of Section 904.02.F of the Zoning Ordinance are considered and a determination made that the proposed activity is in compliance with such criteria. Section 904.02.F states that the Planning Commission and City Council shall consider possible adverse effects of a proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:
    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.

Sec. 917.08.

2.2 Front Yard Setback; Variance. The front yard setback for an accessory structure in the R-2A Single Family Residential District is 35 feet. Sec. 953.06.B.2. The criteria for reviewing variances from the standards of the Zoning Ordinance are as follows:

- A. Variances shall only be permitted when they are:
  - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
  - (ii) 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 this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
  - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
  - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
  - (iii) 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 this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- 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.

Sec. 905.01.C.

### **Section 3. FINDINGS**

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

#### **3.1 CUP for Detached Garage.**

- A. The Applicant has demonstrated a need and potential for use of the Proposed Detached Garage. The current principal structure has a one-car garage, but the applicant has demonstrated a need for additional vehicle storage. The garage connected to the principal structure cannot be expanded logically to support extra vehicle storage on this Property.
- B. No commercial or home occupation activities are proposed or conducted on the Property.
- C. The Proposed Detached Garage has an evident function related to the principal residential use, namely additional garage space for the associated residential use of the Property. The detached garage will support vehicle and lawn maintenance tool storage for the Property.
- D. The Proposed Detached Garage does not present a hazard to public health, safety and general welfare. Along Shady Lane, there are multiple detached garages that are of similar scale, location, and use of the Proposed Detached Garage. The Proposed Detached Garage will also be



maintained in a manner that is similar to the existing principal structure on the Property.

- E. The provisions of Section 904.02.F of the Zoning Ordinance have been considered, and the Proposed Detached Garage is in compliance with such criteria. The Planning Commission has considered the possible adverse effects of the proposed conditional use and finds:
1. The Proposed Detached Garage does not contravene a specific policy or provision of the official City Comprehensive Plan. The small town characteristics of Wayzata remain with this Proposed Detached Garage.
  2. The Proposed Detached Garage is compatible with present and future uses of the area along Shady Lane, an area in which there are many similar detached garages. The 2030 Comprehensive Plan also designates this Property along with the neighboring properties as low-density residential which will keep similar future uses on these properties.
  3. The Proposed Detached Garage conforms with all performance standards contained in the Zoning Ordinance except the setback for which a variance is being requested.
  4. The Proposed Detached Garage will not have a negative effect on the area in which it is proposed in that there are many other, similar detached garages on Shady Lane, no significant trees would be lost, no views of the lake would be impacted, and the existing hedge (as a recommended condition of approval) would remain which acts as a landscaping buffer from Shady Lane.
  5. The Proposed Detached Garage would not have a negative impact upon property values in the area in which it is developed.
  6. Traffic generated by the Proposed Detached Garage could easily be handled by the capabilities of streets serving the Property. The Proposed Detached Garage will not increase traffic along the streets serving the Property.
  7. The Proposed Detached Garage's impact upon existing public services and facilities would be minimal.

### 3.2 Setback Variance.

- A. The Setback Variance requested in the Application does not change the current single family residential use or the general footprint of the current principal structure that has long existed on the Property. The Setback

Variance requested is in harmony with the general purposes and intent of the Ordinance, and consistent with the Comprehensive Plan. The Proposed Detached Garage protects the natural and physical attributes on the Property, preserves Wayzata's small town character, and enhances the residential neighborhood.

- B. The Setback Variance is utilized in order to address the practical difficulty with the Property in terms of its size and shape, its location on the Lake, and the location of the Shady Lane property lines. It will not alter the essential character of the locality since the Proposed Detached Garage is of similar scale, location, and use compared to the other detached garages along Shady Lane.
- C. The Setback Variance is reasonable, due to circumstances unique to the existing lot and building layout, the property's location on the Lake, and the location of the Shady Lane property lines. If granted, the Setback Variance would not alter the essential character of the locality in that there are many other, similar detached garages on Shady Lane, the general footprint and size of the principal structure would not change, no significant trees would be lost, no views of the lake would be impacted, and the existing hedge (as a recommended condition of approval) would remain to act as a landscaping buffer from Shady Lane.
- D. The practical difficulties necessitating the Setback Variance are not solely economic in nature.
- E. The proposed use for the Property would not change and is permitted within the R-2A District.
- F. The conditions for granting approval of the Setback Variance are listed below in Section 4 of this Resolution and include a condition related to maintaining the existing hedge along the Property's border with Shady Lane to screen and buffer the proposed garage.
- G. The Applicant has provided the reasons that the Setback Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the land, structures and buildings on the Property.

#### **Section 4. RECOMMENDATION**

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends approval of the (i) Detached Garage CUP and (ii) Setback Variance as requested in the Application, subject to all of the following conditions:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes and land use regulations.
- B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application.
- C. The Applicant and future owners of the Property must comply with the standards that apply to approved Accessory Uses under Sec. 917.08, including that (i) no commercial or home occupation activities may be conducted on the Property; and (ii) the Project must be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.
- D. The existing arborvitae hedge on the Property that borders Shady Lane must be maintained and, as necessary over time, supplemented and/or replaced with similar natural plantings, to screen the proposed detached garage. Such condition shall lapse if the City determines such area is needed for purposes related to the City right of way.
- E. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 3<sup>rd</sup> day of February 2020.

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Christine Plantan  
Chair, Planning Commission

Voting For Approval Recommendation: Bashioum, Douglas, Plantan, Merriam

Voting Against Approval Recommendation: none

Abstaining: none

Absent: Parkhill, Flannigan, Iverson

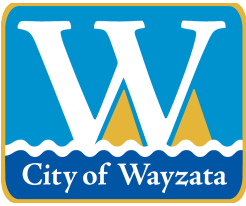
Attachments:

Exhibit A: Legal Description of Property

Exhibit A  
Information and Legal Description of Property

|                      |                                                                                                                                               |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Address              | 908 Shady Lane East, Wayzata, MN 55391                                                                                                        |
| Property ID          | 06-117-22-43-0001                                                                                                                             |
| Legal Description    | Lots 3 and 4, Minnetonka Arlington Heights Second Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota |
| Abstract or Torrens? | Abstract                                                                                                                                      |

DRAFT



## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                |                          |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> February 3, 2020                                                                                          | <b>AGENDA ITEM:</b> 5.a. |
| <b>TITLE:</b> Consider Development Application for a Design Review for a Detached Garage Structure at 214/216 Minnetonka Ave S |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                                                             |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                                                             |                          |
| <b>60 DAY DEADLINE:</b> March 8, 2020                                                                                          |                          |

### **BACKGROUND:**

The owners and applicants, Dr. Bruce Merry and Peter Slocum, have submitted a development application for a Design Review for a new detached garage at 214/216 Minnetonka Ave S. The proposed project would construct a new four-car garage over four existing paved parking spaces in the rear of the property. This project has already received City Council approval for side and rear yard setback variances along with a Conditional Use Permit/Shoreland Impact Plan for the amount of hardcover on the site.

### **ACTION REQUESTED:**

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

### **ATTACHMENTS:**

1. Staff Report, Rendering, Narrative, Survey, and Design Review



**Staff Report  
February 3, 2020**

**Project Name:** Minnetonka Ave Garage  
**Addresses of Request:** 214/216 Minnetonka Ave S  
**Prepared by:** Nick Kieser, Assistant Planner  
**“60 Day” Deadline:** March 8, 2020

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**Development Application**

Introduction

The owners and applicants, Dr. Bruce Merry (216 Minnetonka Ave S) and Peter Slocum (214 Minnetonka Ave S), have submitted a development application for a Design Review for a new detached garage. The proposed project will construct a new four-car garage over four existing paved parking spaces in the rear of the property. This project has received City Council approval in November, 2019 for side and rear side yard setback variances along with a Conditional Use Permit/Shoreland Impact Plan for the amount of impervious on the site.

Recent City Council Approvals:

The applicants received the following approvals from City Council for this project:

- Side yard setback – 2.8’ less than the required 10’ setback to a distance of 7.2’ from the north (side yard) property line
- Rear yard setback – 5’ less than the required 10’ to a distance of 5’ from the east (rear yard) property line
- Conditional Use Permit/Shoreland Impact Plan – CUP for 92.10% of impervious surface

Application Requests:

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

- Design Review - construction of a new building in a commercial district requires Design Review. (§ 909.04.B)

### Property Information

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

| Address              | PID               | Owner                         |
|----------------------|-------------------|-------------------------------|
| 214 Minnetonka Ave S | 06-117-22-24-0107 | Peter Slocum (commercial)     |
| 216 Minnetonka Ave S | 06-117-22-24-0108 | Dr. Bruce Merry (residential) |

| Zoning                                     | 2030 Comp Plan Designation | 2040 Comp Plan Designation       | Overlay Districts                                   |
|--------------------------------------------|----------------------------|----------------------------------|-----------------------------------------------------|
| C-1 Office and Limited Commercial District | Mixed Use Commercial       | Mixed Use Commercial/Residential | Shoreland Overlay District<br>Bluff Design District |

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

### Project Location

*Map 1 Project Location:*



Source: Hennepin County

### Adjacent Land Uses

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



| Direction | Adjacent Use              | Zoning                                     | 2030 Comp Plan Designation               | 2040 Comp Plan Designation       |
|-----------|---------------------------|--------------------------------------------|------------------------------------------|----------------------------------|
| North     | Commercial                | PUD                                        | Mixed Use Commercial                     | Mixed Use Commercial/Residential |
| East      | Residential – Brownstones | PUD                                        | High Density Multiple Family Residential | High Density Residential         |
| South     | Commercial                | C-1 Office and Limited Commercial District | Mixed Use Commercial                     | Mixed Use Commercial/Residential |
| West      | Residential               | C-1B Mixed Use Residential                 | Mixed Use Residential                    | Mixed Use Commercial/Residential |

#### Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on January 24, 2020. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on January 22, 2020.

#### **Analysis of Application**

City staff has reviewed the pertinent information and City Code requirements for the development application, and provides the following analysis and information:

The structure at 214/216 Minnetonka Ave S is a mixed use building with commercial and residential uses. Bayview Capital Group is on the ground floor and a condominium was added as a second story in 2002. There are currently four parking spots in the rear of this property. The proposed parking structure would be 821 square feet and would allow for four parking spots in the structure. These parking spots are currently used primarily by the property owners, both commercial and residential, and the future garage allows for two spots to be occupied by the commercial use and two spots for the residential use.

#### Design Review:

The project is subject to the design standards for the Bluff Design District. A complete Design Review of the proposal is included as an attachment. The following list summarizes the items that do not comply with the City's Design Standards. The applicant is requesting approval for seven deviations from the Design Standards:

1. § 909.06.A.1 – Building Recesses: The proposed garage does not utilize pilaster or recesses that create visible shadow lines and dimensions. The applicant has stated that the garage will be constructed in a similar architectural style as the existing principal structure. Since the garage is one level, the use of building recesses is difficult and the use of pilasters would not be architecturally similar to the existing principal structure.

2. § 909.06.A.2 – Building Recesses: The proposed project does not incorporate courtyards, seating areas or gathering spaces. The applicant has stated that the purpose of the project is to preserve as much open space as possible as to not hinder the parking areas and vehicle turnarounds on the property.
3. § 909.07.A – Building Width: The proposed garage is required to have at least three of six elements that reduce the scale of long facades. Elements such as window bays, awnings, and building setbacks are not common for a detached garage and are more commonly included in the design of commercial structures. The proposed garage does not meet any of the six requirements for this design standard. The applicants have stated that security and constructing the garage to be similar to the existing principal structure are the main reasons for this deviation request.
4. § 909.13 – Entries: The proposed front façade of the garage is not landscaped with window boxes or planters. The applicants noted that this is not possible because the garage doors are located on the front façade. The applicants also stated that they would like to keep this area as clear as possible of extra objects to allow for more space for cars to turnaround from the parking spaces from the south.
5. § 909.14.A – Primary Opaque Surfaces: Code requires that ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of brick, stone, cast stone, factory finished and certified wood, and/or stucco. The proposed primary material of the detached garage is Hardie cement fiberboard. The applicants have stated that the proposed materials mimic the existing rough sawn cedar on the principal structure. The applicants desire this deviation for the lower maintenance characteristics of the cement fiberboard.
6. § 909.14.G – Accent Materials: Fiber cement board is allowable in the accent material list at a maximum of ten (10) percent. The applicants are requesting a deviation of this percentage since fiber cement board is their primary exterior material. The applicants have stated the same reasons for this deviation as stated above for § 909.14.A.
7. § 909.17.A – Landscaping: There is no additional landscaping proposed around the detached garage. This deviation is similar to § 909.13 because the applicants have stated they do not want to add additional objects around the garage so they do not hinder the turnaround area for the existing parking spaces to the south. The existing landscaping to the east (rear yard) and north (side yard) will remain and be maintained so they act as buffer to the neighboring properties. There is one hundred square feet of uninterrupted surface area on the garage, but is on the east and north sides. The applicant is requesting a deviation from having vines on these walls since these areas will already have the landscape buffer in place. The existing principal structure meets the streetscaping requirements in the Section.

This project is unique in that it needs a design review for a four-car garage structure. The City's Design Standards state that any new construction with a nonresidential component must comply. Since the property is zoned C-1 Office and Limited Commercial District and has an office use on the site, this new accessory building requires a Design Review.

Staff acknowledges that the applicants have worked to have the proposed garage fit in with the surrounding neighborhood by proposing a similar architectural style as the existing principal structure on the site. The applicants have also worked to preserve the use of the neighboring parking spaces by placing the structure in the same location as the existing rear parking spaces and by not adding any structures/objects that would impede the turnaround area. Also, the existing landscaping buffer between 214/216 Minnetonka Ave S and the properties to the north and east will stay intact which will help to reduce the visual impact of the new structure.

Two of the more considerable deviation requests (deviations number 5 and 6 summarized on the previous page) for this project request the use of Hardie cement fiberboard as a primary opaque surface instead of the allowed materials of brick, stone, cast stone, factory finished and certified wood, or stucco. The applicant has stated that the purpose of this deviation request is for the lower maintenance costs of the Hardie cement fiberboard compared to the rough sawn cedar that is primary material of the principal structure. The Planning Commission will need to determine if these deviations advance the policies and provisions of the Comprehensive Plan and/or fit one or more of the additional deviation standards.

**Primary Questions to Consider:**

1. Would the proposed design with the requested deviations advance specific policies and provisions of the City's Comprehensive Plan?
2. Would the proposed deviations have a positive effect on the area in which the project is proposed?
3. Does allowing the deviations alleviate an undue burden, taking into account current leasing, housing, and commercial conditions?

**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**

Renderings completed by Creative Media Illustration Inc.  
Narrative, dated January 8, 2020  
Survey, dated August 23, 2019  
Design Review, dated January 27, 2020

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

#### Design Standards City Code § 901.09:

- A. The design standards set forth in Section 9 of the Wayzata City Zoning Ordinance are referred to collectively as the “Design Standards” or the “Standards”. The purpose of the Design Standards is to shape the City’s physical form and to promote the quality, character and compatibility of new development in the City. The Standards function to:
1. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
  2. To assist the City in reviewing development proposals;
  3. To improve the City’s public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.
- B. The Standards address issues that are critical to preserving and enhancing Wayzata’s character, as described in the City’s Comprehensive Plan.

#### Deviations from the Design Standards – All Districts § 909.29:

- A. With the exception of § 909.10 of the Design Standards, a deviation from any section of the Design Standards shall require a finding by the City Council (after considering the Planning Commission’s recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:
- 1. The extent to which the project advances specific policies and provisions of the City’s Comprehensive Plan.**
  2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
  - 3. The positive effect of the project on the area in which the project is proposed.**
  - 4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.**
  5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
  6. A national, state or local historic designation.

7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

2030 Comprehensive Plan:

The Comprehensive Plan land use designation for the subject property is Mixed Use Commercial. The objective of the Mixed Use Commercial land use category is to maintain and enhance these areas for primarily general retail and other commercial uses, while allowing the integration of a residential component. The Comprehensive Plan includes the follow “1<sup>st</sup> Tier” priorities for the Mixed Use Commercial and Mixed Use Residential land use categories:

1. Allow for a broad range commercial and residential uses that provide daily goods and services, as well as a variety of housing opportunities.
2. Increase the walkability of eastern Wayzata Blvd. where possible, through improvements in the public and private realm.
3. **Plan development of parking so that it is not a focal point, but rather placed behind buildings with appropriate buffers and landscaping.**
4. **Give particular attention in commercial and services areas to building design and scale, street trees, and extensive use of landscaping to minimize the effects of buildings, parking areas and driveways.**
5. Consolidate access to streets wherever possible.
6. Develop and enforce ordinances to eliminate the visual pollution created by signs and "franchise" architecture.
7. **Adequately screen or buffer all service and commercial uses from any adjacent residential neighborhoods.**
8. Create safe and convenient pedestrian movement within all service and commercial districts.
9. Strictly regulate and enforce outdoor commercial storage and environmental quality maintenance.
10. Enact and enforce a commercial maintenance code to help ensure that commercial development continues to maintain community character.
11. 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.

909.02 - City Character:

A. One of the primary goals of the City's Comprehensive Plan is to "preserve and enhance Wayzata's lakeside small town character." Continuing reference is made in the Comprehensive Plan to the value of Wayzata's unique "small town" character, unlike the suburban qualities of other communities. The Standards seek to preserve the high quality "small town" environment while accommodating the inevitability of change. This character is to be preserved and enhanced by:

- 1. Attention to the scale, walkability, land use patterns, street and boulevard character of the City.**
  - 2. Reinforcing and enhancing residential neighborhoods.**
  3. Promoting a vibrant and healthy business climate, including a strong downtown as key to the economic and social base of the community, and other primary retail/commercial areas.
  4. Shaping the physical environment of the City to allow for the development of cultural and social activities that provide the opportunity for social engagement.
  5. Promoting community heritage by preserving and redeveloping historic or significant property to the City's small town roots.
  6. Maintaining and enhancing the diversity of housing options and addressing the need and opportunities for life cycle housing.
  7. Promoting a more connected community through building physical and psychological connections between all residential neighborhoods, business areas, and links to other recreational amenities.
  8. Protecting and preserving significant natural resource areas, and promoting access to community parks and open space resources.
  9. Strengthening and reinforcing community gateways, and providing announcement and a sense of place to areas of the community at key entry points through architectural, landscape and urban design elements.
  10. Promoting sustainability in development.
- B. The Standards encourage buildings that are well crafted and well detailed, and that express Wayzata's heritage, location, topography, and scale.** The Standards address issues of building height and views of rooftops from above as well as from below.





Proposed Detached Garage Rendering









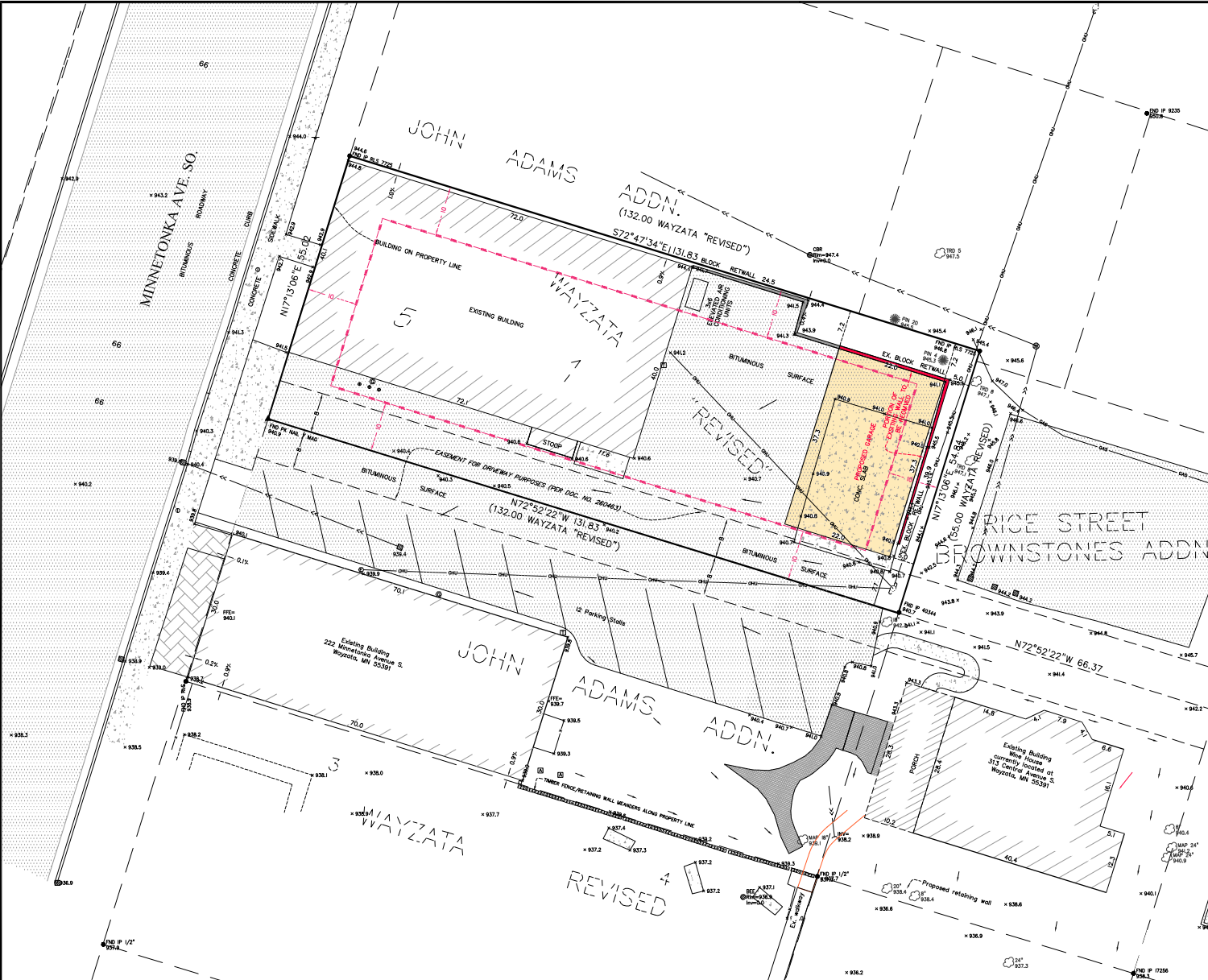


## **Design/Development Application for detached garage 214/216 Minnetonka Ave S.**

The design decisions for this detached garage have been driven by two principles, minimize the potential visual impact to surrounding properties and incorporate design details that are consistent with the existing building creating a uniformity to the entire property.

The building location has been designed to “tuck” into the existing hill that exists on the North and East sides of the garage. From either of these vantage points a neighbor would potentially see only a portion of the walls and very low profile roof line (a 4/12 roof pitch) that better blends with the current grade. All surrounding, existing bushes and plants will be maintained to further soften the appearance of a garage in this location. Since the garage is situated behind the existing building there is very little visual impact from the street vantage point and what is seen will blend by using color and design details that are consistent with the existing building. There is no place for window boxes since the garage has no windows and because the building is not public or directly visible from the street, no planters are planned since they would only restrict parking around the garage. No exterior lighting is planned on the garage since the existing building currently has an exterior, sensor activated light that effectively illuminates the parking lot. Most importantly, this location and the use of a garage of minimal height will ensure any potential neighbors to the north don't have their view to the south blocked.

The details of the materials and color used follow the existing building. Siding choice is Hardie cement fiberboard that mimics the rough sawn cedar on the existing building in both appearance and in reveal (6”). The obvious advantage of the fiberboard is its low maintenance characteristics when compared to natural rough sawn cedar. It is not susceptible to rot and doesn't require painting as often as the natural cedar, both positives in terms of maintenance, without sacrificing the rough sawn appearance. Roofing shingles will be a GAF Timberline product which is the same shingle style and color currently on the existing building. Garage doors are a standard, panel design with glass panels on the top row to allow daylight into the garage. The service door has been designed without a window to maximize security and eliminate potential break ins. Trim, fascia, garage doors and service door color will be white and the paint color for the siding will be the same as the existing building.



**DESCRIPTION OF PROPERTY SURVEY**  
CIC No. 1854-214 South Minnetonka Avenue, according to the recorded plat thereof, Hennepin County, Minnesota  
AND  
CIC No. 1854-216 South Minnetonka Avenue, according to the recorded plat thereof, Hennepin County, Minnesota

**GENERAL SURVEY NOTES**

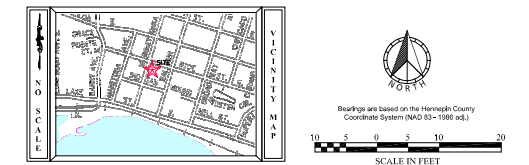
- Site Address: 216 and 214 Minnetonka Avenue South, Wayzata, MN 55391.
- Flood Zone Information: This property appears to be in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 2103C00010, effective date of September 2, 2004.
- Parcel Area Information: Gross Area: 1,242 s.f. - 0.166 acres
- Site Elevation: Elevations are based on MNDOT Geodetic Station Name: ROGER MN831 which has an elevation of 993.479 feet (NAVD83).
- Zoning Information: The current zoning for the subject property is C-1 (Office and Limited Commercial District) per the City of Wayzata, zoning map dated August 24th, 2018. The setbacks, height, and floor space area restrictions for said zoning designation were obtained from city of Wayzata and are as follows:  
Principal Structure Setback - Front: 10 feet  
Side: 10 feet  
Rear: 10 feet  
Height: 35 feet or 3 stories, whichever is lesser  
Lot Coverage: 90 percent of lot area  
Maximum floor area ratio (F.A.R.): 2.0

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.

- Utilities: We have shown the location of utilities on the surveyed property by electrical evidence only. There may be underground utilities encountering the subject property or an easement. 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 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 Copper State One Call at least 48 hours in advance at 1-800-440-0002.
- A title opinion was not furnished to the surveyor.

**Existing Hardcover**  
Lot Area = 1,242 S.F.  
Building Area = 1,230 S.F.  
Broomway Area = 1,802 S.F.  
Concrete Area = 649 S.F.  
8x8 Walk Area = 23.5 S.F.  
Total Area = 6,703 S.F.  
Coverage = 92.56%

**Proposed Hardcover**  
Lot Area = 1,242 S.F.  
Building Area = 2,028 S.F.  
Broomway Area = 2,788 S.F.  
Concrete Area = 109 S.F.  
8x8 Walk Area = 23.5 S.F.  
New Garage Area = 81 S.F.  
Total Area = 6,597 S.F.  
Coverage = 92.10%



| SURVEY LEGEND                 |                          |                             |
|-------------------------------|--------------------------|-----------------------------|
| ○ CAST IRON MONUMENT          | ○ PNEUMATIC              | WIDE WALKOUT ELEVATION      |
| ○ IRON PIPE MONUMENT FOUND    | ○ GLY WIRE               | FTE FIRST FLOOR ELEVATION   |
| ○ DRILL HOLE FOUND            | ○ ROOF DRAIN             | GFE GARAGE FLOOR ELEVATION  |
| ○ CHISELED "X" MONUMENT SET   | ○ LIFT STATION           | TOF TOP OF FOUNDATION ELEV. |
| ○ CHISELED "X" MONUMENT FOUND | ○ SANITARY MANHOLE       | LOE LOWEST OPENING ELEV.    |
| ○ REBAR MONUMENT FOUND        | ○ SANITARY CLEANOUT      | CONCRETE                    |
| ○ PK NAIL MONUMENT SET        | ○ STORM MANHOLE          | BUILDING SETBACK LINE       |
| ○ PK NAIL MONUMENT FOUND      | ○ STORM DRAIN            | CABLE TV                    |
| ○ PK NAIL W/ ALUMINUM DISC    | ○ CATCH BASIN            | CONCRETE CURB               |
| ○ SURVEY CONTROL POINT        | ○ FLARED END SECTION     | CONTOUR EXISTING            |
| ○ A/C UNIT                    | ○ TREE CONIFEROUS        | CONTOUR PROPOSED            |
| ○ CABLE TV PEDESTAL           | ○ TREE DECIDUOUS         | GUARD RAIL                  |
| ○ ELECTRIC TRANSFORMER        | ○ TREE DECIDUOUS REMOVED | DRAIN TILE                  |
| ○ ELECTRIC MANHOLE            | ○ TELEPHONE MANHOLE      | ELECTRIC UNDERGROUND        |
| ○ ELECTRIC METER              | ○ TELEPHONE PEDESTAL     | FENCE                       |
| ○ ELECTRIC OUTLET             | ○ UTILITY MANHOLE        | FIBER OPTIC UNDERGROUND     |
| ○ YARD LIGHT                  | ○ UTILITY PEDESTAL       | GAS UNDERGROUND             |
| ○ FIBER OPTIC MANHOLE         | ○ UTILITY VALVE          | OVERHEAD UTILITY            |
| ○ FIRE DEPT. HOOK UP          | ○ WATERMAN MANHOLE       | STORM SEWER                 |
| ○ FLAG POLE                   | ○ WATER METER            | TELEPHONE UNDERGROUND       |
| ○ FUEL PUMP                   | ○ WATER SPOUT            | RETAINING WALL              |
| ○ FUEL TANK                   | ○ WELL                   | UTILITY UNDERGROUND         |
| ○ GAS METER                   | ○ MONITORING WELL        | WATERMAN                    |
| ○ GAS VALVE                   | ○ CURB STOP              | WATERSHED                   |
| ○ GAS MANHOLE                 | ○ GATE VALVE             | HYDRANT                     |
| ○ GENERATOR                   | ○ IRRIGATION VALVE       | RAILROAD TRACKS             |
| ○ GUARD POST                  | ○ POST INDICATOR VALVE   | RAILROAD SIGNAL             |
| ○ HAND HOLE                   | ○ SIGN                   | RAILROAD SWITCH             |
| ○ MAIL BOX                    | ○ SOL BORING             | SATELLITE DISH              |
|                               |                          | WETLAND BUFFER SIGN         |

|                                                              |                 |                  |                          |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                     |                                                                                                        |                                          |                           |                                                                             |                                        |
|--------------------------------------------------------------|-----------------|------------------|--------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------|-----------------------------------------------------------------------------|----------------------------------------|
| <b>FIELD CREW</b><br>ALL<br>DRAWN<br>CHKD<br>DATE<br>1-13-19 | <b>NO.</b><br>1 | <b>BY</b><br>ELW | <b>DATE</b><br>8/23/2019 | <b>REVISION</b><br>REVISED HARDCOVER | USE INCLUDING COPYING, DISTRIBUTION AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY IDENTIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, 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 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.<br>Signed this 23rd day of August, 2019.<br>David B. Pemberton, PLS<br>pemberton@satbq.com<br>Minnesota License No. 40344 | <b>SATHRE-BERGQUIST, INC.</b><br>150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000<br>WWW.SATHRE.COM | TWP:1174RGE2AS2SEC:08<br>Hennepin County | <b>WAYZATA, MINNESOTA</b> | <b>CERTIFICATE OF SURVEY</b><br>PREPARED FOR:<br>PETER SLOCUM & BRUCE MERRY | <b>FILE NO.</b><br>83110-001<br>1<br>1 |
|--------------------------------------------------------------|-----------------|------------------|--------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------|-----------------------------------------------------------------------------|----------------------------------------|

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

The Design Review is based on the plans submitted on November 26, 2019 by Creative Media Illustration Inc.:

| <b>Design Standard</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Comments</b>                                                                                                                                                                                                                                                         | <b>Compliance</b>   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Building Recesses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                         |                     |
| <u>909.06.A.1 – All Districts</u><br>Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level                                                                                                                                                                                                                                                                                                                                                                                                | The proposed garage does not utilize pilasters or recesses. The garage intends to be of similar design as the principal structure.                                                                                                                                      | Deviation Requested |
| <u>909.06.A.2 – All Districts</u><br>Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.                                                                                                                                                                                                                                                                                                                                                                                                                          | The proposed project does not incorporate courtyards, seating areas or gathering spaces. The project intends to keep as much space open as to not hinder the parking areas and turnarounds on the property.                                                             | Deviation Requested |
| <b>Building Width</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                         |                     |
| <u>909.07.A – New Buildings – All Districts</u><br>In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: <ol style="list-style-type: none"> <li>1. Window bays</li> <li>2. Special treatment at entrances</li> <li>3. Variations in roof lines or parapet detailing</li> <li>4. Awnings</li> <li>5. Building setbacks or articulation of the facade</li> <li>6. Rhythm of elements</li> </ol> | The garage does not incorporate any of these design standards, but the project does propose to have windows on the garage door openings. The design standards such as awnings, building setbacks and variations in roof lines are not common for this type of structure | Deviation Requested |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| Design Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comments                                                                                                                                                                              | Compliance     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Upper Story Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                       |                |
| <u>909.08.A.1 – New Buildings – All Districts</u><br>Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 <sup>rd</sup> ) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 <sup>rd</sup> story height from the second (2 <sup>nd</sup> ) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 <sup>rd</sup> story structure shall be closer than six (6) feet to the 2 <sup>nd</sup> story façade. The 3 <sup>rd</sup> story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 <sup>rd</sup> story façade. | The building height complies with the applicable zoning district. The standards regarding second and third stories is not applicable as the proposed building is one story in height. | Yes            |
| <u>909.08.A.2 – New Buildings – All Districts</u><br>The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.                                                                                                                                                                                                                                                                                                                                                                | This section is not applicable as the proposed building is one story in height.                                                                                                       | Not Applicable |
| <u>909.08.A.3 – New Buildings – All Districts</u><br>Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The garage is one level and does not negatively impact the views or solar access for neighboring properties.                                                                          | Yes            |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| <b>Design Standard</b>                                                                                                                                                                                             | <b>Comments</b>                                                                                    | <b>Compliance</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------|
| <b>Roof Design</b>                                                                                                                                                                                                 |                                                                                                    |                   |
| <u>909.09.A – All Districts</u><br>“Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.                                                                   | The project does not include a green roof, but green roofs are not required and only encouraged.   | Not Applicable    |
| <u>909.09.B.1 – Roof Materials – All Districts</u><br>The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. | The garage will have asphalt shingles that match the existing principal structure on the property. | Yes               |
| <u>909.09.B.2 – Roof Materials – All Districts</u><br>The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.                          | The roof will be sloped so this section is not applicable.                                         | Not Applicable    |
| <b>Screening of Rooftop Equipment</b>                                                                                                                                                                              |                                                                                                    |                   |
| <u>909.10.A – Lake Street and Bluff Districts</u><br>No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.   | There is not any mechanical equipment proposed on the roof deck.                                   | Yes               |



**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| <b>Design Standard</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Comments</b>                                                                                                                                                                                                                                                                                                                           | <b>Compliance</b>                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Facade Transparency</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                           |                                                                               |
| <u>909.11.C – Bluff District</u><br>No less than 35 percent of ground level public facades for buildings containing commercial or office uses shall be transparent glass.                                                                                                                                                                                                                                                                                                                          | While the garage contains parking stalls to support the commercial use, the structure is not located along a public right of way. The building is located in the rear yard of the property behind the principal structure. The exiting principal building does meet the requirement of 35 percent transparent glass on the public façade. | Not Applicable for Proposed Garage<br><br>Yes for Existing Principal Building |
| <b>Ground Level Expression</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                           |                                                                               |
| <u>909.12 – All Districts</u><br>In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: <ol style="list-style-type: none"> <li>1. An intermediate cornice line</li> <li>2. A difference in building materials or detailing</li> <li>3. An offset in the façade</li> <li>4. An awning, trellis, or loggia</li> <li>5. Arcade</li> <li>6. Special window lintels</li> <li>7. Brick/stone corbels</li> </ol> | This section is not applicable as the proposed building is one story in height.                                                                                                                                                                                                                                                           | Not Applicable                                                                |
| <b>Entries</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                           |                                                                               |
| <u>909.13 – All Districts</u><br>The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.                                                                                                                                                                                                                                                                      | The front façade is where the garage doors are located. The garage is not located at the street. The applicant has stated that the goal is to keep the area around the garage clear of any excess objects or landscaping as to not hinder the existing parking to the south further.                                                      | Deviation Requested                                                           |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| Design Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comments                                                                                                                                                                                                              | Compliance                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <p><u>909.14.A – Primary Opaque Surfaces – All Districts</u><br/> Other than the accent materials listed in Section 909.14.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials:</p> <ol style="list-style-type: none"> <li>1. Brick</li> <li>2. Stone</li> <li>3. Cast stone</li> <li>4. Factory finished and certified wood, including, but not limited to: <ol style="list-style-type: none"> <li>a. Wood shingles (cedar shingles six (6) inch maximum exposure)</li> <li>b. Lap-siding (six (6) inch maximum width)</li> </ol> </li> <li>5. Stucco</li> </ol> | <p>The primary material of the detached garage is Hardie cement fiberboard. The applicant has stated that this material will visually match the existing cedar on the principal structure in both color and look.</p> | <p>Deviation Requested</p> |
| <p><u>909.14.B – Façade Coverage – All Districts</u><br/> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>The siding will be the same on all sides of the building.</p>                                                                                                                                                      | <p>Yes</p>                 |
| <p><u>909.14.C – Type of Brick – All Districts</u><br/> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The garage does not incorporate the use of brick.</p>                                                                                                                                                              | <p>Not Applicable</p>      |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| <b>Design Standard</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Comments</b>                                   | <b>Compliance</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------|
| <u>909.14.D – Façade Detail – All Districts</u><br>1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints.<br><br>2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable. | The garage does not incorporate the use of brick. | Not Applicable    |
| <u>909.14.E – Brick Joints – All Districts</u><br>1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick.<br><br>2. All brick walls must be built to avoid efflorescence                                                                                                                                                                                                 | The garage does not incorporate the use of brick. | Not Applicable    |
| <u>909.14.F – Stone Joints – All Districts</u><br>Stone joints shall be no larger than one-fourth (1/4) inch.                                                                                                                                                                                                                                                                                                                                                                               | The garage does not incorporate the use of stone. | Not Applicable    |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| Design Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Comments                                                                                                                                                                          | Compliance                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <p><u>909.14.G – Accent Materials – All Districts</u><br/> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade:</p> <ol style="list-style-type: none"> <li>1. Stone</li> <li>2. Cast stone</li> <li>3. Copper (untreated)</li> <li>4. Rock faced stone</li> <li>5. Aluminum or painted steel structural shapes</li> <li>6. Fiber cement board</li> <li>7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir.</li> <li>8. EIFS</li> </ol> | <p>The garage proposes to have the primary material to be fiber cement board. The applicants have stated that the desire for this deviation is for lower maintenance reasons.</p> | <p>Deviation Requested</p> |
| <p><u>909.14.H - Parapets, Flashing, Coping – All Districts</u></p> <ol style="list-style-type: none"> <li>1. Only the following materials may be used for parapets, flashing and coping: <ol style="list-style-type: none"> <li>a. copper (untreated)</li> <li>b. brick</li> <li>c. stone</li> <li>d. cast stone</li> <li>e. premium grade wood.</li> </ol> </li> <li>2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.</li> </ol>                                                                                                                                                               | <p>The garage does not have parapets, flashing or coping.</p>                                                                                                                     | <p>Not Applicable</p>      |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| Design Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comments                                                       | Compliance     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------|
| <u>909.14.I – Awnings – All Districts</u><br>1. Only the following types of awnings may be used:<br><br>a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process<br>b. Highly detailed, ornate metal in dark colors<br>c. Glass awnings<br><br>2. Backlit awnings are prohibited.<br><br>3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance. | Awnings are not proposed on this garage.                       | Not Applicable |
| <u>909.14.J – Balconies – All Districts</u><br>Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.                                                                                                                                                                                                                       | The proposed building does not include balconies.              | Not Applicable |
| <u>909.14.K – Glass – All Districts</u><br>Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 909.11 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects                                        | The glass that is proposed on the garage doors is transparent. | Yes            |



**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| Design Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Comments                                                                                                                                                   | Compliance            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <p><u>909.14.L – Doors – All Districts</u><br/> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.</p>                                                                                                                                                                                                                                                                                                                                                    | <p>The main entry door will be made of wood without windows for security reasons. The proposed main entry door has similar detail as the garage doors.</p> | <p>Yes</p>            |
| <p><b>Franchise Architecture</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |                       |
| <p><u>909.15 – All Districts</u><br/> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited.<br/><br/> B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 909.22 by the Planning Commission at the time of Design Standards Review application</p> | <p>The building does not include standardized franchise architecture.</p>                                                                                  | <p>Not Applicable</p> |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| Design Standard                                                                                                                                                                                                                                                                                                                                                                                            | Comments                                                       | Compliance     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------|
| <b>Walkways</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                |                |
| <u>909.16.B – Bluff District</u><br>1. Continuous sidewalks at least five feet in width shall be provided along all public street frontages. The sidewalk street grid shall be maintained and extended wherever possible.<br><br>2. Where the sidewalk street grid is interrupted by steep slopes or other topographic variations, walkways or stairways shall be built to maintain pedestrian continuity. | There is an existing sidewalk in place along Minnetonka Ave S. | Not Applicable |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| Design Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliance                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |
| <u>909.17.A – All Districts</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |
| <p>A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.</p> <p>B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.</p> <p>C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.</p> <p>D. Streetscaping shall include all of the following:</p> <ol style="list-style-type: none"> <li>1. Boulevard species trees, with at least three (3) caliper inches.</li> <li>2. Exposed aggregate sidewalks with brick accents</li> <li>3. Street lights</li> <li>4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs.</li> <li>5. Flowers</li> </ol> | <p>There is no additional landscaping proposed around the building. The applicant states that no additional landscaping or planters are proposed because they would like to not hinder the existing parking routes on site. The existing landscaping will be preserved and maintained. The project does not interfere with the existing streetscaping on the site. The existing streetscape does include arborvitae, flowers, a street light and brick accents for the sidewalks.</p> | <p>Deviation Requested</p> |
| <u>909.17.C – Bluff and Wayzata Blvd Districts</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |
| <p>Trees with a minimum of three (3) caliper inches shall be planted no more than twenty-six (26) feet apart within a landscaped boulevard.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>There are arborvitae trees currently in place in the boulevard that meet this requirement.</p>                                                                                                                                                                                                                                                                                                                                                                                     | <p>Yes</p>                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| <b>Design Standard</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Comments</b>                                                                                                                                                                                                                          | <b>Compliance</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Parking Lot Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                          |                   |
| <u>909.18 – All Districts</u><br>A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.                                                                                                                                                                                                                                                                                                                                               | A landscaping buffer is not required for this type of project since it does not border a sidewalk or street. The property does also have existing landscaping to the east and north that provides a buffer from the adjacent properties. | Not Applicable    |
| <b>Surface Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                          |                   |
| <u>909.19 – All Districts</u><br>A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property.<br><br>B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots.<br><br>C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property.<br><br>D. Front yard parking is prohibited.<br><br>E. There shall be no corner parking. | The location of the garage is in the rear of the property and behind the principal structure.                                                                                                                                            | Yes               |

**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| <b>Design Standard</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Comments</b>                                                               | <b>Compliance</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------|
| <u>909.20 – All Districts – Bicycle Parking</u><br>Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | This property does not require more than twenty (20) parking spaces.          | Not Applicable    |
| <b>Parking Structures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                               |                   |
| <u>909.21.A – All Districts</u><br>Parking structures shall meet the following standards, along with all other applicable building code standards: <ol style="list-style-type: none"> <li>1. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings.</li> <li>2. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade.</li> <li>3. Windows or openings shall be similar to those of surrounding buildings.</li> <li>4. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.</li> </ol> | This section refers to parking structures and not a garage like this project. | Not Applicable    |

**Design Review**  
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**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| Design Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Comments                                      | Compliance     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------|
| <b>Signs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               |                |
| <u>909.22.A – All Districts – Compatibility</u><br>1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.<br><br>2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.<br><br>3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.<br><br>4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Chapter 927 of the Wayzata Zoning Ordinance. | There are no signs proposed in this project.  | Not Applicable |
| <u>909.22.B – All Districts – Sign Location</u><br>1. Wall signs on a storefront-type building shall be placed between the first and second floors of a building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | There are no signs proposed for this project. | Not Applicable |

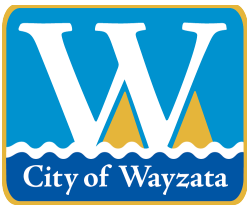


**Design Review**  
**City of Wayzata Zoning Ordinance, Section 909, Design Standards**  
**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

|                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------|----------------|
| 2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.                                                                                                                                                                                                                                                                       |  |                                                |                |
| <u>909.22.C – All Districts – Sign Material</u><br>1. The material of which signs are constructed shall be consistent and compatible with the original construction materials and architectural style of the building facade on which the signs are affixed.<br><br>2. Material, such as wood and metal, shall be used, as appropriate, for the sign location.<br><br>3. Neon signs may only be used for windows. |  | There are no signs proposed with this project. | Not Applicable |
| <b>Permitted Signs</b>                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                |                |
| <u>909.23.C - Bluff District</u><br>Only the following types of signs are permitted in the Bluff District:<br><br>1. Wall, awning or projecting signs (for storefront buildings at the street line).<br>2. Free-standing, ground or monument signs (for buildings with front yards).<br>3. Roof signs if located on pitched-roof buildings, below the peak of the roof.                                           |  | There are no signs proposed with this project. | Not Applicable |

**Design Review**  
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**Detached Garage at 214/216 Minnetonka Ave S**  
**January 27, 2020**

| Design Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comments                                                                                                                        | Compliance |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Parking Lot and Building Lighting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                 |            |
| <u>909.24 – All Districts</u><br>A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.<br>B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution.<br>C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets.<br>D. Light posts shall be of a dark color.<br>E. Lighting fixtures shall be compatible with the architecture of the building.<br>F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards.<br>G. All lighting fixtures shall comply with City Code Section 916.06 as it relates to glare. | There are no lights proposed with this garage. The existing lights on the principal structure follow these design requirements. | Yes        |



## City of Wayzata Planning Commission Agenda Report

|                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> February 3, 2020                              | <b>AGENDA ITEM:</b> 6.a. |
| <b>TITLE:</b> Review of Development Activities                     |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                 |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director |                          |
| <b>60 DAY DEADLINE:</b> N/A                                        |                          |

**BACKGROUND:**

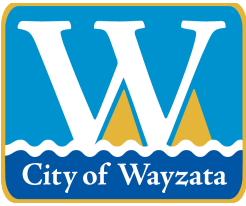
Staff will give a verbal update at the meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None



## City of Wayzata Planning Commission Agenda Report

|                                                                                 |                          |
|---------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> February 3, 2020                                           | <b>AGENDA ITEM:</b> 6.b. |
| <b>TITLE:</b> Planning Commissioner Liaison for February 4 City Council Meeting |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                              |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director              |                          |
| <b>60 DAY DEADLINE:</b> N/A                                                     |                          |

**BACKGROUND:**

Commissioner Douglas is scheduled to be the Planning Commission Liaison for the February 4 City Council Meeting.

**ACTION REQUESTED:**

N/A

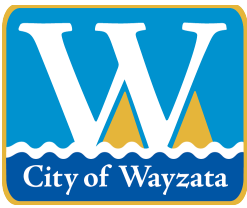
**ATTACHMENTS:**

1. Planning Commission Assignments at 2020 Council Meetings

**2020**  
**Planning Commission assignments at Council meetings**

| <b><u>Meeting Date</u></b> |                    | <b><u>Commission Representative</u></b> |
|----------------------------|--------------------|-----------------------------------------|
| Tuesday                    | January 7, 2020    | Christine Plantan                       |
| Tuesday                    | January 21, 2020   | Jeff Parkhill                           |
| Tuesday                    | February 4, 2020   | Peggy Douglas                           |
| Tuesday                    | February 18, 2020  | Gregory Flannigan                       |
| Tuesday                    | March 10, 2020     | Cathy Iverson                           |
| Tuesday                    | March 24, 2020     | Jeff Parkhill                           |
| Tuesday                    | April 7, 2020      | Lindsay Bashioum                        |
| Tuesday                    | April 21, 2020     | Lindsay Bashioum                        |
| Tuesday                    | May 5, 2020        | Laura Merriam                           |
| Tuesday                    | May 19, 2020       | Peggy Douglas                           |
| Tuesday                    | June 2, 2020       | Gregory Flannigan                       |
| Tuesday                    | June 16, 2020      | Cathy Iverson                           |
| Tuesday                    | July 7, 2020       | Jeff Parkhill                           |
| Tuesday                    | July 21, 2020      | Christine Plantan                       |
| <b>WEDNESDAY</b>           | August 5, 2020     | Lindsay Bashioum                        |
| Tuesday                    | August 18, 2020    | Laura Merriam                           |
| Tuesday                    | September 1, 2020  | Peggy Douglas                           |
| Tuesday                    | September 15, 2020 | Gregory Flannigan                       |
| Tuesday                    | October 6, 2020    | Cathy Iverson                           |
| Tuesday                    | October 20, 2020   | Laura Merriam                           |
| Tuesday                    | November 10, 2020  | Christine Plantan                       |
| Tuesday                    | November 24, 2020  | Lindsay Bashioum                        |
| Tuesday                    | December 1, 2020   | Laura Merriam                           |
| Tuesday                    | December 15, 2020  | Peggy Douglas                           |

*Last Updated: January 1, 2020*



## City of Wayzata Planning Commission Agenda Report

|                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> February 3, 2020                              | <b>AGENDA ITEM:</b> 6.c. |
| <b>TITLE:</b> 2020 Meeting Calendar                                |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                 |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director |                          |
| <b>60 DAY DEADLINE:</b> N/A                                        |                          |

**BACKGROUND:**

The next Planning Commission meeting is on Wednesday, February 19.

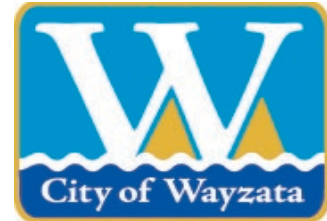
**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

1. 2020 Public Meeting Calendar

# City of Wayzata 2020 Meeting Calendar



| January 2020 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|
| S            | M  | T  | W  | Th | F  | S  |
|              |    |    | 1  | 2  | 3  | 4  |
| 5            | 6  | 7  | 8  | 9  | 10 | 11 |
| 12           | 13 | 14 | 15 | 16 | 17 | 18 |
| 19           | 20 | 21 | 22 | 23 | 24 | 25 |
| 26           | 27 | 28 | 29 | 30 | 31 |    |

| February 2020 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| S             | M  | T  | W  | Th | F  | S  |
|               |    |    |    |    |    | 1  |
| 2             | 3  | 4  | 5  | 6  | 7  | 8  |
| 9             | 10 | 11 | 12 | 13 | 14 | 15 |
| 16            | 17 | 18 | 19 | 20 | 21 | 22 |
| 23            | 24 | 25 | 26 | 27 | 28 | 29 |

| March 2020 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|
| S          | M  | T  | W  | Th | F  | S  |
| 1          | 2  | 3  | 4  | 5  | 6  | 7  |
| 8          | 9  | 10 | 11 | 12 | 13 | 14 |
| 15         | 16 | 17 | 18 | 19 | 20 | 21 |
| 22         | 23 | 24 | 25 | 26 | 27 | 28 |
| 29         | 30 | 31 |    |    |    |    |

| April 2020 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|
| S          | M  | T  | W  | Th | F  | S  |
|            |    |    | 1  | 2  | 3  | 4  |
| 5          | 6  | 7  | 8  | 9  | 10 | 11 |
| 12         | 13 | 14 | 15 | 16 | 17 | 18 |
| 19         | 20 | 21 | 22 | 23 | 24 | 25 |
| 26         | 27 | 28 | 29 | 30 |    |    |

| May 2020 |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | Th | F  | S  |
|          |    |    |    |    | 1  | 2  |
| 3        | 4  | 5  | 6  | 7  | 8  | 9  |
| 10       | 11 | 12 | 13 | 14 | 15 | 16 |
| 17       | 18 | 19 | 20 | 21 | 22 | 23 |
| 24       | 25 | 26 | 27 | 28 | 29 | 30 |
| 31       |    |    |    |    |    |    |

| June 2020 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | Th | F  | S  |
|           | 1  | 2  | 3  | 4  | 5  | 6  |
| 7         | 8  | 9  | 10 | 11 | 12 | 13 |
| 14        | 15 | 16 | 17 | 18 | 19 | 20 |
| 21        | 22 | 23 | 24 | 25 | 26 | 27 |
| 28        | 29 | 30 |    |    |    |    |

| July 2020 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | Th | F  | S  |
|           |    |    | 1  | 2  | 3  | 4  |
| 5         | 6  | 7  | 8  | 9  | 10 | 11 |
| 12        | 13 | 14 | 15 | 16 | 17 | 18 |
| 19        | 20 | 21 | 22 | 23 | 24 | 25 |
| 26        | 27 | 28 | 29 | 30 | 31 |    |

| August 2020 |    |    |    |    |    |    |
|-------------|----|----|----|----|----|----|
| S           | M  | T  | W  | Th | F  | S  |
|             |    |    |    |    |    | 1  |
| 2           | 3  | 4  | 5  | 6  | 7  | 8  |
| 9           | 10 | 11 | 12 | 13 | 14 | 15 |
| 16          | 17 | 18 | 19 | 20 | 21 | 22 |
| 23          | 24 | 25 | 26 | 27 | 28 | 29 |
| 30          | 31 |    |    |    |    |    |

| September 2020 |    |    |    |    |    |    |
|----------------|----|----|----|----|----|----|
| S              | M  | T  | W  | Th | F  | S  |
|                |    | 1  | 2  | 3  | 4  | 5  |
| 6              | 7  | 8  | 9  | 10 | 11 | 12 |
| 13             | 14 | 15 | 16 | 17 | 18 | 19 |
| 20             | 21 | 22 | 23 | 24 | 25 | 26 |
| 27             | 28 | 29 | 30 |    |    |    |

| October 2020 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|
| S            | M  | T  | W  | Th | F  | S  |
|              |    |    |    | 1  | 2  | 3  |
| 4            | 5  | 6  | 7  | 8  | 9  | 10 |
| 11           | 12 | 13 | 14 | 15 | 16 | 17 |
| 18           | 19 | 20 | 21 | 22 | 23 | 24 |
| 25           | 26 | 27 | 28 | 29 | 30 | 31 |

| November 2020 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| S             | M  | T  | W  | Th | F  | S  |
| 1             | 2  | 3  | 4  | 5  | 6  | 7  |
| 8             | 9  | 10 | 11 | 12 | 13 | 14 |
| 15            | 16 | 17 | 18 | 19 | 20 | 21 |
| 22            | 23 | 24 | 25 | 26 | 27 | 28 |
| 29            | 30 |    |    |    |    |    |

| December 2020 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| S             | M  | T  | W  | Th | F  | S  |
|               |    | 1  | 2  | 3  | 4  | 5  |
| 6             | 7  | 8  | 9  | 10 | 11 | 12 |
| 13            | 14 | 15 | 16 | 17 | 18 | 19 |
| 20            | 21 | 22 | 23 | 24 | 25 | 26 |
| 27            | 28 | 29 | 30 | 31 |    |    |

- Energy & Environment Committee - 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Wayzata School Board
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 5:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Charter Commission - 9:00 AM
- Elections (see below)
- Night to Unite

Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

- Holiday Observed  
City Offices Closed

Presidential Nomination Primary Elec - 3/3/20

Primary Election - 8/11/2020

General Election - 11/3/2020