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**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
November 5, 2014**

5:30 PM – 213 CENTRAL AVE S SUBDIVISION CONCEPT

Mayor Willcox called the workshop meeting to order at 5:30 p.m. in the Community Room at Wayzata City Hall. Council members present: Amdal, Anderson, Mullin and Tanner. Also present: Planning Commissioners Gonzalez, Tyacke, Ramy, and Iverson. City Manager Nelson and City Planner Gadow.

Mr. Gadow reviewed a concept plan for a potential subdivision of three lots at 313 Central Ave. S from property owner Gary Graver and Norton Homes. The Council and staff reviewed the concept plan and discussed grading, design, and hardcover. The Council asked questions regarding the status of the existing residence on the site, the amount of potential tree removal, utility connections, the importance of high quality building materials, and indicated a desire to see housing products for younger families. The owner and representatives from Norton Homes indicated they would take into account the received feedback before submitting a formal application for review.

6:15 PM – 240 MINNETONKA AVE S – JOHN ADAMS

Mayor Willcox called the workshop meeting to order at 6:15 p.m. in the Community Room at Wayzata City Hall. Council members present: Amdal, Anderson, Mullin and Tanner. Also present: City Manager Nelson, and City Planner Gadow.

Mr. Gadow reviewed a concept plan for a potential development with sub-ground retail and upper condominiums at 240 Minnetonka Ave. S. The Council and staff reviewed the concept plan and discussed building height, parking, hardcover, setback, and façade. The Council asked questions regarding building height, how the retail component of the project would be accessed, building massing, and stormwater management. The Council and Commissioners indicated a preference for keeping the retail component as part of the project, but expressed concern with the overall building height proposed and potential for sidewalk encroachment. The applicant indicated that they would continue to look at options with the proposal.

The workshop meetings were adjourned at 6:55 p.m.

Respectfully submitted,



Becky Malone
Deputy City Clerk